

**AGENDA  
BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
TUESDAY, AUGUST 19th, 2025  
PATTERSON HALL – 1000 MAIN  
REGULAR MEETING**

**5:30 p.m.**

[Join by Zoom](#)

Meeting ID: 818 5670 3226

Passcode: 423986

By phone: 1 719 359 4580

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition of Visitors
5. Consent Agenda

Note: All items listed under the Consent Agenda are routine and are approved with one motion. There will be a separate discussion of these items if a Board Member or citizen requests. The item may be removed from the Consent Agenda and considered separately at the discretion of the Board of Trustees.

  - A. APPROVAL OF MINUTES
  - B. TREASURER'S REPORT
  - C. APPROVAL OF BILLS
6. Old Business
  - a. Consideration of a request to approve a modification of premises at the Alta Convenience Store.
7. New Business
  - a. Tourism Board report.
  - b. Consideration of a request to approve Resolution 2-2025, to amend the Town Policy Handbook to add a distracted driver clause.
  - c. Consideration of a request to change the Town's internet service to Starlink.
  - d. Consideration of a request for the Town to enforce its municipal lighting code §10-4-3.
8. Additions to the Agenda
9. Staff & Committee Reports
10. Public Comment – Westcliffe citizens or business owners can comment on agenda items only and are limited to three (3) minutes. A request can be made to be placed on a future month's agenda if they want to address the Board of Trustees on issues related to the Town of Westcliffe.

Adjourn

BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
TUESDAY, JULY 15, 2025  
REGULAR MEETING

-Page 1 -

**CALL TO ORDER**

Mayor Wenke called the meeting to order at 5:30 P.M.

**ROLL CALL**

**The following members were present:** Mayor Wenke, Mr. Dembosky, Mr. Jagow, Mr. Fulton, Mr. Nordyke, Ms. Patterson, and Mr. Wilhelm.

**PLEDGE OF ALLEGIANCE**

Mayor Wenke led the Pledge of Allegiance.

**OTHERS PRESENT**

Neal Marrs, Erin Christie, Melane Rella, Jerry Peters, Karen Jagow, Steve & Cindy Cool, Lisa Kelley, Charlene Leopold, Brian Cline, Chris Medina, Michael Trujillo, Anthony Trujilo, Kit Rogers, Eric Messick, Jeremiah Coleman, Pam & Bob Wolf, Tim & Lizanne Humphreys, Ray Tannenbaum (Zoom), Kevin Coates (Zoom), Michael Tooley (Zoom), Mike Heuss (Zoom), Conor Daniells, Charlene Leopold, and Anita Gragg (Zoom).

**TREASURER'S REPORT**

	REVENUE RECEIVED	BALANCE OF ACCOUNTS
<b>General Fund Checking:</b>	\$ 124,394.68	\$ 282,480.68
CSafe-GF Core 11:	\$ 1,030.26	\$ 275,543.26
CSafe-3% Tabor Reserve 13:	\$ 272.62	\$ 72,887.38
CSafe-General Fund Reserve-14	\$ 1,678.90	\$ 449,046.14
CSafe-Tennis Ct.-Core-16	\$ 81.88	\$ 21,874.58
<b>Tennis Court Checking:</b>	\$ 0.00	\$ 5,219.32
<b>Municipal Court Checking:</b>	\$ 0.00	\$ 3,607.70
<b>Conservation Trust Fund Checking:</b>	\$ 0.73	\$ 17,296.42
CSafe-CF Core 15	\$ 171.82	\$ 45,931.82
<b>Capital Fund Checking:</b>	\$ 46.81	\$ 569,300.50
CSafe-CF Core 12:	\$ 3,937.26	\$ 1,053,165.08

**EXPENDITURES**

<b>GENERAL FUND:</b>	\$	65,491.41
<b>MUNICIPAL COURT:</b>	\$	0.00
<b>TENNIS COURT:</b>	\$	0.00
<b>CONSERVATION TRUST FUND:</b>	\$	0.00
<b>CAPITAL FUND:</b>	\$	27,300.00

**APPROVAL OF CONSENT AGENDA**

- Approval of minutes
- Treasurer's Report
- Approval of Bills

**ACTION:** Mr. Wilhelm moved, and Mr. Fulton seconded to approve the consent agenda. Motion carried.

BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
TUESDAY, JULY 15, 2025  
REGULAR MEETING

-Page 2 -

**OLD BUSINESS**

- a. **Consideration of a request to rezone Lot 6 in Shadow Ridge from highway commercial to single family residence per the Planning Commission's recommendation.**

**ACTION:** Mr. Dembosky moved, and Mr. Nordyke seconded to approve rezoning Lot 6 in Shadow Ridge from highway commercial to single family residence. Motion carried.

**NEW BUSINESS**

- a. **Consideration of a request to approve a setback variance by the Wet Mtn. Fire Protection District.**

Mr. Coleman reported that they are in the process of installing a generator for the Main Station located at 215 North 4<sup>th</sup> St. They are requesting a setback variance of 14 feet to the east, as well as 5 feet to the north to install an additional propane tank. They have already received permission from the County.

**ACTION:** Mr. Fulton moved, and Mr. Jagow seconded to approve a setback variance for the Wet Mtn. Fire Protection District. Motion carried.

- b. **Consideration of a request to approve a modification of premises at the Alta Convenience Store.**

Mr. Coates reported that Alta is not trying to sell more beer; they just want to add a beer cave within the convenience store. They want the beer to be separate from other beverages in the store, so it is in a distinct area. The two local liquor store owners expressed concern that it would, in fact, increase Alta beer sales, which would affect their revenue. Mr. Wilhelm inquired about the pallet sitting on the floor and Mr. Coates responded that it is used only for temporary storage of beer when they are re-stocking, but it won't be necessary if a beer cave is allowed.

**ACTION:** Ms. Patterson moved, and Mr. Dembosky seconded to table this until August, when the Town will have a new attorney. Motion carried.

- c. **Complete Business Solutions IT report.**

Mr. Tannenbaum reported that progress has been made in updating the Town computers and emails for security. Firewalls have been installed, and the next step will be migrating all of the Town email addresses. A new phone system will also be installed. This is the first phase of bringing all Town equipment up to date with best practices for security. The Board requested that he provide a two or three-year plan for the total completion of this project so they have it to plan for the 2026 budget.

**ACTION:** Mr. Jagow moved, and Mr. Wilhelm seconded to move forward with this plan. Motion carried.

- d. **Consideration of a request to approve waiving future light permits for events at the Saddle Club.**

There was not a representative from the Saddle Club in attendance. In addition, the Board would like the new attorney to draft a light ordinance. Mr. Jagow expressed concern that the Saddle Club has been turning their lights on every Thursday night since April without a permit. Mr. Dembosky wants them to be fined



every day that they are in violation. Ms. Patterson wants to do some research on dark skies compliant lights and bring the information to the Board and thinks the Town's light ordinance needs to be redone.

A motion was presented by Mr. Jagow to reject the request, but Ms. Patterson pointed out that without a representative from the Saddle Club present, the Board cannot vote on it.

**ACTION:** Mr. Jagow moved, and Mr. Dembosky seconded to table this until August when all parties are present. Motion carried.

**e. Consideration of a request for information related to weed spraying.**

Ms. Kelley requested to know what chemicals are being used to spray for weeds. She would also like a schedule of when spraying will occur. Mr. Marrs reported that it depends on the weather – if it is windy they cannot spray. He said spraying is conducted twice a year – spring and late summer/early fall. Herbicides are used, not pesticides, and chemicals are applied according to label directions. Herbicides are considered non-harmful to pollinators and are watered into the ground via the sprinkler system, and do not reach Grape Creek. Flags are put up in the parks when spraying; however, they are often displaced by weather or the public. It was agreed that the Town will post notices on Facebook when spraying will occur and use temporary signage to alert park users to active spraying.

**f. Discussion and approval of the Westcliffe Parks Advisory Committee July report.**

Mr. Dembosky reported that there is not enough shade in Town, especially at Memorial Park. Another issue is that some trees in the parks are dying. So, he proposed adding trees for more shade and creating a plan to increase the planting of trees to have a good distribution of ages, so if a tree dies, there are already other younger ones to replace it.

In support of the proposal above Mr. Dembosky requested that money be used from budget line item CRF9012 (Town Property) in the Capital Fund, which currently includes park upgrades to the Hermit Park restroom, planter boxes and trees, and lights. Mayor Wenke reported that there will be a budget workshop to amend the 2025 budget and he would like to discuss this in that workshop. In addition, he wants any discussion of trees to include Main Street, not just the parks. There used to be trees on Main Street but most of since died and he wants to replace those. The dead ones will need to be removed. Ms. Patterson reminded the Board that in a previous budget workshop it had been discussed to push the money for trees to next year because of some of the unexpected expenses the Town has incurred, and the additional money needed to bring the Town's technology up to date.

**ACTION:** Mr. Dembosky moved, and Mr. Fulton seconded to approve two tree plant zones and to support a future tree planting plan. Motion carried.

**g. Discussion offering possible alternate budget concepts to support preserving the park's budget.**

Mr. Dembosky reported that he would like to use the reserve account for unexpected expenses so that other line items in the budget (like the Parks) aren't affected. Mayor Wenke explained that the Town has a policy to keep 25% of the overall budget in the reserve account in the event a recession or a natural disaster occurred so that the Town could still operate and pay bills. Ms. Christie reported that this is also what the auditor recommends as best practice – only use reserves for real emergencies, not unexpected costs.



**BOARD OF TRUSTEES  
TOWN OF WESTCLIFFE  
TUESDAY, JULY 15, 2025  
REGULAR MEETING**

**-Page 4 -**

**ADDITIONS TO THE AGENDA**

Mr. Heuss reported that maintenance of the parks for safety reasons should be prioritized over planting new trees.

**STAFF & COMMITTEE REPORTS**

Ms. Patterson reported that when she was in Salida, she took a sample of the rubber material that is underneath the playground in their park. That is something that CIRSA has recommended the Town use rather than gravel. She will contact the City of Salida to see what the pricing was and if they received grant money to do it.

Ms. Christie reported that the Local Planning Capacity Grant was not awarded to the Custer County Workforce Housing, not because DOLA didn't want to help the County, but because the application was missing the specific buzzwords that the State looks for. There is another application window in August, and DOLA advised the Town Clerks and Barry Keene on how to fix the application.

**PUBLIC COMMENT**

None.

**Mr. Fulton** moved, and **Mr. Dembosky** seconded to adjourn. Motion carried.

**ADJOURN**

Recorded by:  
Erin Christie  
Town Clerk

**REVENUES RECEIVED IN JULY 2025****GENERAL FUND**

<b>Cash</b>		
Townsend, Jay	Sign permit	25.00
Sangre Shades, LLC	New business license	40.00
Wilkerson, Steve	Park damage deposit	100.00
Moreno, Suzanne	Park damage deposit	100.00
The Wolff LLC	New business license	40.00
Hobbs, Dan	Building permit	935.00
<b>Credit Card</b>		
McCarthy, Erin	Park damage deposit	100.00
Kauffman, Jeremy	Park rental fee and damage deposit	125.00
Reed, Bob	Park rental fee and damage deposit	125.00
<b>Checks</b>		
Tyran, Timothy	Fence permit	100.00
CF Altitude	Liquor license	50.00
Old Country Construction	Building permit	1,055.00
Young, Jenny	Sign permit	25.00
Antler's Liquor	Liquor license	50.00
Foster, Larry	Park rental fee & damage deposit	140.00
Moore, Patricia	New busines license	40.00
Kickshaw LLC	Transient merchant license	200.00
Brush Hollow Creek Construction	Building permit	2,273.00
Lewsader, Kole	Fence permit	100.00
Flickinger, Cory	STR renewal	150.00
Custer County Treasurer		2,039.21
	INC- Current Interest	\$7.27
	RBC-Current Road & Bridge	\$351.62
	RLC-Current Tax	\$616.91
	SOA-Specific Ownership A	\$550.51
	SOB-Specific Ownership B	\$532.41
	TFC-Treasurer Fee	-\$19.51
United Business Bank	Interest	28.58
State of Colorado	Cigarette Tax	148.74
State of Colorado	Sales Tax	113,392.08
State of Colorado	Highway Users Tax	3,013.07
<b>GENERAL FUND CHECKING REVENUE RECEIVED IN JULY 2025</b>		<b>\$124,394.68</b>

CSafe-GF Core-11	Interest	1,030.26
CSafe-3% Tabor Reserve-13	Interest	272.62
CSafe-GF Reserve-14	Interest	1,678.90
CSafe-GF Reserve-16	Interest	81.88

**TENNIS COURT PROJECT CHECKING**

<b>TENNIS COURT PROJECT CHECKING REVENUE RECEIVED IN JULY 2025</b>		<b>\$0.00</b>

<b>MUNICIPAL COURT CHECKING REVENUE RECEIVED IN JULY 2025</b>		<b>\$0.00</b>

**REVENUES RECEIVED IN JULY 2025**

<b>CONSERVATION TRUST FUND</b>		
United Business Bank	Interest	0.73
<b>CONSERVATION TRUST FUND REVENUE RECEIVED IN JULY 2024</b>		<b>\$0.73</b>

CSafe-CF Core 15	Interest	<b>\$171.82</b>
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<b>CAPITAL FUND</b>		
United Business Bank	Interest Capital Fund Checking	46.81
State of Colorado (Town of Westcliffe)	1% Sales Tax	37,797.36
Verizon Wireless	Lease Payment	1,100.00
State of Colorado	HNA Reibursement Request #1 EIAF9970	6930.00
<b>CAPITAL FUND CHECKING REVENUE RECEIVED IN JULY 2025</b>		<b>\$45,874.17</b>

CSafe-CF Core 12	Interest	<b>\$3,937.26</b>
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**BALANCE IN ALL FUND ACCOUNTS**

<b>GENERAL FUND CHECKING</b>		\$282,480.68
CSafe-GF Core-11		\$275,543.26
CSafe-3% Tabor Reserve-13		\$72,887.38
CSafe-GF Reserve-14		\$449,046.14
CSafe-GF Reserve-16		\$21,874.58
<b>TENNIS COURT PROJECT CHECKING</b>		\$5,219.32
<b>MUNICIPAL COURT CHECKING</b>		\$3,607.70
	<b>TOTAL GENERAL FUND ACCOUNTS</b>	<b>\$1,107,051.36</b>

<b>CONSERVATION TRUST FUND CHECKING</b>		\$17,296.42
CSafe-CF Core 15		\$45,931.82
	<b>TOTAL CONSERVATION TRUST FUND ACCOUNTS</b>	<b>\$63,228.24</b>

<b>CAPITAL FUND CHECKING</b>		\$569,300.50
CSafe-CF Core 12		\$1,053,165.08
	<b>TOTAL ALL CAPITAL FUND ACCOUNTS</b>	<b>\$1,622,465.58</b>

**CASH BALANCE OF ALL FUND ACCOUNTS** **\$2,775,448.76**

NOTE: 1% Sales tax of \$37,797.36 was transferred to the Capital Fund from the General Fund.



## GENERAL FUND

Airgas USA	Vehicle Maint/parts	54.15
American Legion	Street closure deposit refund	250.00
Austin, Gloria	Park use damage deposit refund	100.00
Black Hills Energy	Lights/Electric	1,990.25
Card Services	Office Supplies	468.27
CarQuest	Vehicle Maint/parts	81.81
CenturyLink	Phone/Elevator	50.08
Complete Business Systems	Email migration and phone sysem installation	1,750.00
Daniells, Conor	Final Town reimbursement health insurance	196.52
Fore, Shana	Park usee damage deposit refund	100.00
Grainger	Park Maint/supplies	1,536.59
Hartbauer, Brad	Park use damage deposit refund	100.00
Hilltop Broadband	Internet	273.35
Hough Electric	Switch & light installation mechanical room	240.00
Infinity Leasing	IT Service Contract with CBS	629.50
Kauffman, Jeremy	Park damage deposit refund	100.00
Kenyon, Mindy	Park damage deposit refund	100.00
Lowe's Pay and Save, Inc.	Supplies	24.43
Moreno, Suzanne	Park damage deposit refund	100.00
Norup Gas	Propane	164.48
Outdoor Aluminum	Park bleachers	3,329.00
Owen, Georgina	Park use damage deposit refund	100.00
Peac Solutions	Monthly copy machine fee	332.67
Pomp's Tire Service	Vehicle Maint/supplies	514.00
River Valley Plumbing & Heating	Vehicle Maint/supplies	828.63
Rock Parts Co. (NAPA)	Vehicle Main/supplies	15.18
Seifert Enerprises	Street Maint	704.34
Steele, JJ	Park use damage deposit refund	100.00
Stover, Thomas	Park use damage deposit refund	100.00
Thompson Striping	Road & line striping	3,530.00
Tovrea, Sheri	Two employee random drug tests	40.00
Uline	Park Maint/supplies	1,681.73
Valley Ace Hardware	Supplies	400.58
Van Diest Supply Co.	Street Maint/supplies	1,170.00
Westcliffe Petroleum	Street Maint/supplies	562.08
Wilkerson, Steve	Park use damage deposit refund	100.00
Wet Mtn Tribune	Publishing services	116.16

## Payroll Expenses

CEBT	Employer/Health Ins.	2,221.66
CEBT	Employee/Health Ins.	250.14
EFTPS	Payroll Taxes	8,633.10
GWRS	Employee Share Retirement Fund (ACH)	2,205.71
GWRS	Employer Share Retirement Fund (ACH)	1,544.31
Colo Dept of Labor & Employment	2nd Qtr State Unemployment	194.25
Colorado Dept of Revenue	2nd Qtr State withholding	3,576.00

<b>BILLS TO DATE</b>	<b>\$40,558.97</b>
<b>JULY 2025 PAYROLL</b>	<b>\$24,932.44</b>
<b>TOTAL GENERAL FUND EXPENDITURES FOR JULY 2025</b>	<b>\$65,491.41</b>

**CAPITAL FUND**

Community Attributes	Housing Needs Assessment Firm June services	27,300.00
<b>TOTAL CAPITAL FUND EXPENDITURES FOR JULY 2025</b>		<b>\$27,300.00</b>



The undersigned acknowledges that the above  
listed invoices were presented for review.

Town of Westcliffe  
General Fund Profit & Loss Budget Performance

July 2025

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
Income					
7000 · General Property Taxes	616.91	5,926.02	55,251.97	41,482.18	71,112.28
7050 · Specific Ownership Taxes	1,082.92	666.67	4,767.76	4,666.65	8,000.00
7100 · Town Sales Taxes	75,594.72	76,721.70	453,875.14	537,051.95	920,660.45
7101 · Town Sales Tax License	470.00	333.33	5,510.00	2,333.35	4,000.00
7106 · Penalties & Int-Delinquent Tax	7.27	16.67	131.42	116.65	200.00
7115 · Franchise Fee	0.00	3,000.00	14,924.08	21,000.00	36,000.00
7120 · Special Assessments	0.00	208.33	-3,009.15	1,458.35	2,500.00
7125 · Building & Zoning Permits	3,328.00	3,333.33	29,394.50	23,333.35	40,000.00
7126 · Fence/Sign/Excavation Permits	250.00	66.67	775.00	466.65	800.00
7127 · Special Use By Review Permits	0.00	25.00	0.00	175.00	300.00
7130 · Traffic Fines & Ordinances	0.00	8.33	0.00	58.35	100.00
7135 · Court Costs	0.00	0.00	0.00	0.00	0.00
7140 · Liquor Licenses/Special Events	100.00	125.00	845.00	875.00	1,500.00
7148 · Disposable Bag Fee	0.00	208.33	967.74	1,458.35	2,500.00
7150 · Cigarette Tax	148.74	266.67	691.24	1,866.65	3,200.00
7160 · Interest Income	0.00	3,500.00	21,714.99	24,500.00	42,000.00
7165 · Miscellaneous Income	0.00	83.33	35.45	583.35	1,000.00
7200 · Highway Users Tax	0.00	2,448.64	14,416.69	17,140.47	29,383.67
7205 · Road & Bridge Funds	351.62	3,027.08	29,632.85	21,189.60	36,325.00
7215 · American Rescue Plan Funds	0.00	0.00	0.00	0.00	0.00
7239 · Contributions from General Fund	0.00	0.00	0.00	0.00	0.00
7300 · Tennis Court Donation Fund	0.00	4.17	0.00	29.15	50.00
7305 · Events Center-Rental Fees	0.00	275.00	0.00	1,925.00	3,300.00
7310 · Bluff Site Maint. Fee	0.00	0.00	0.00	0.00	0.00
7315 · Park Usage Fee	90.00	133.33	6,130.00	933.35	1,600.00
7807 · Reimbursed Expenses	0.00	0.00	239.00	0.00	0.00
7810 · Transfers In	0.00	0.00	0.00	0.00	0.00
7820 · Lease Equipment-I	0.00	0.00	0.00	0.00	0.00
7840 · State Grant	0.00	0.00	0.00	0.00	0.00
7845 · Federal Grant	0.00	16.67	0.00	116.65	200.00
7871 · Grant-SIPA	0.00	0.00	0.00	0.00	0.00
7940 · Sale of Assets	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>82,040.18</b>	<b>100,394.27</b>	<b>636,293.68</b>	<b>702,760.05</b>	<b>1,204,731.40</b>
Cost of Goods Sold					
5001 · Cost of Goods Sold	0.00	0.00	0.00	0.00	0.00
<b>Total COGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>82,040.18</b>	<b>100,394.27</b>	<b>636,293.68</b>	<b>702,760.05</b>	<b>1,204,731.40</b>
Expense					
void	0.00	0.00	0.00	0.00	0.00
4001 · Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00
8000 · Trustees	24.43	333.33	1,292.42	2,333.35	4,000.00
8005 · Ordinances & Procedures	154.16	950.00	1,602.38	6,650.00	11,400.00
8010 · Colo. Muni League Dues	0.00	83.33	0.00	583.35	1,000.00
8015 · Elections	0.00	291.67	0.00	2,041.65	3,500.00
8020 · General Accounting	0.00	141.67	0.00	991.65	1,700.00
8025 · Auditing	0.00	833.33	5,000.00	5,833.35	10,000.00
8030 · Attorney	0.00	1,666.67	11,833.33	11,666.65	20,000.00
8035 · Insurance - General	0.00	1,463.50	19,889.95	10,244.50	17,562.00
8040 · Workman's Compensation	0.00	691.67	9,638.00	4,841.65	8,300.00
8050 · Colorado State Unemployment	18.82	52.01	627.80	364.14	624.19
8100 · Town's Share FICA	2,109.66	1,612.50	13,490.03	11,287.45	19,349.95
8110 · Town's Share MEDI	493.39	377.11	3,154.93	2,639.84	4,525.39
8115 · Town Share Health Insurance	3,076.99	4,799.75	21,618.48	33,598.25	57,597.00
8120 · Town Share Retirement Fund	1,544.31	1,560.48	8,004.94	10,923.35	18,725.75
8201 · Administrative Wages					
8200 · Clerk/Treasurer Wages	12,083.34	0.00	71,416.70	0.00	0.00
8205 · Deputy Clerk	0.00	0.00	7,979.25	0.00	0.00
8235 · Building Inspector	1,489.31	0.00	8,964.08	0.00	0.00
8201 · Administrative Wages - Other	0.00	18,966.67	0.00	132,766.65	227,600.00
<b>Total 8201 · Administrative Wages</b>	<b>13,572.65</b>	<b>18,966.67</b>	<b>88,360.03</b>	<b>132,766.65</b>	<b>227,600.00</b>
8208 · Communications Manager	0.00	2,000.00	13,000.00	14,000.00	24,000.00
8209 · Administrative Education	0.00	875.00	0.00	6,125.00	10,500.00
8210 · Clerk Education	0.00	0.00	2,263.28	0.00	0.00
8215 · Office Supplies	0.00	300.00	0.00	2,100.00	3,600.00
8220 · Town Manager Wages	0.00	0.00	0.00	0.00	0.00
8225 · Manager/Bldg/Zoning Education	0.00	0.00	0.00	0.00	0.00
8236 · Project Manager	0.00	0.00	0.00	0.00	0.00
8240 · County Treasurer's Fees	19.51	166.67	1,699.94	1,166.65	2,000.00
8245 · Municipal Court Wages	0.00	0.00	0.00	0.00	0.00
8250 · Municipal Court Postage	0.00	0.00	0.00	0.00	0.00
8280 · Payroll Expenses	196.52	0.00	786.08	0.00	0.00
8300 · Town Hall Maintenance	1,672.44	1,416.67	23,049.03	9,916.65	17,000.00
8308 · Town Hall Utilities	2,116.00	1,000.00	7,564.67	7,000.00	12,000.00
8310 · Lease Equipment	0.00	0.00	463.55	0.00	0.00
8315 · Lease Principal	0.00	120.50	0.00	843.50	1,446.00
8316 · Lease Interest	0.00	0.00	0.00	0.00	0.00
8405 · Animal Control	0.00	66.67	334.92	466.65	800.00
8410 · Organizational Membership Dues	0.00	83.33	360.00	583.35	1,000.00
8415 · Recycling Program	0.00	0.00	0.00	0.00	0.00
8501 · Seasonal Wages	0.00	0.00	0.00	0.00	0.00
8505 · Public Works Education	0.00	500.00	153.00	3,500.00	6,000.00



## Town of Westcliffe

## General Fund Profit &amp; Loss Budget Performance

July 2025

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
8506 · Public Works Wages					
8510 · Street and Park Tech Wages	20,682.51	0.00	130,942.27	0.00	0.00
8506 · Public Works Wages - Other	0.00	16,202.00	0.00	113,413.90	194,423.90
<b>Total 8506 · Public Works Wages</b>	<b>20,682.51</b>	<b>16,202.00</b>	<b>130,942.27</b>	<b>113,413.90</b>	<b>194,423.90</b>
8508 · Street & Park Supervisor	0.00	0.00	0.00	0.00	0.00
8515 · Street Maintenance & Fuel	5,966.42	5,000.00	26,402.66	35,000.00	60,000.00
8520 · Emergency Snow Removal	0.00	2,500.00	0.00	17,500.00	30,000.00
8525 · Street Lighting	1,467.07	1,333.33	8,653.25	9,333.35	16,000.00
8530 · Vehicle & Equip. Maintenance	665.14	2,500.00	10,152.44	17,500.00	30,000.00
8538 · Shop Maintenance	1,284.37	1,000.00	11,777.67	7,000.00	12,000.00
8540 · Shop Utilities	172.98	750.00	3,799.34	5,250.00	9,000.00
8545 · Highway Barn Utilities	194.31	583.33	3,095.74	4,083.35	7,000.00
8550 · Highway Barn Maint.	0.00	333.33	0.00	2,333.35	4,000.00
8600 · Park Utilities	277.80	3,333.33	14,196.08	23,333.35	40,000.00
8605 · Park Maintenance	6,492.16	2,250.00	28,991.48	15,750.00	27,000.00
8700 · Custer County Sheriff	0.00	5,358.33	93,225.00	37,508.35	64,300.00
8800 · Donations	0.00	1,725.00	2,144.50	12,075.00	20,700.00
8802 · Plastic Pollution Act	0.00	0.00	0.00	0.00	0.00
8805 · Grants/Local	0.00	2,083.33	0.00	14,583.35	25,000.00
8806 · American Rescue Plan Expenses	0.00	0.00	0.00	0.00	0.00
8807 · Marketing	0.00	416.67	350.00	2,916.65	5,000.00
8808 · Economic Development	0.00	0.00	0.00	0.00	0.00
8810 · Contingencies	0.00	1,666.67	0.00	11,666.65	20,000.00
8811 · Contribution to/from Capital Fun	0.00	8,333.33	0.00	58,333.35	100,000.00
8820 · Transfers Out	0.00	0.00	100,000.00	0.00	0.00
8900 · Principal GLTD	0.00	0.00	0.00	0.00	0.00
8950 · Interest GLTD	0.00	0.00	0.00	0.00	0.00
9014 · Equipment Debt Service	0.00	0.00	0.00	0.00	0.00
9340 · Debt Service	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>62,201.64</b>	<b>95,721.18</b>	<b>667,917.19</b>	<b>670,048.28</b>	<b>1,148,654.18</b>
<b>Net Income</b>	<b>19,838.54</b>	<b>4,673.09</b>	<b>-31,623.51</b>	<b>32,711.77</b>	<b>56,077.22</b>

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08/01/25

Accrual Basis

**Town of Westcliffe**  
**CTF Profit & Loss Budget Performance**  
 July 2025

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
Income					
7000 · State Lottery Income	0.00	500.00	2,999.50	3,500.00	6,000.00
7050 · Interest Income	0.73	166.66	1,009.96	1,166.70	2,000.00
<b>Total Income</b>	<b>0.73</b>	<b>666.66</b>	<b>4,009.46</b>	<b>4,666.70</b>	<b>8,000.00</b>
<b>Gross Profit</b>	<b>0.73</b>	<b>666.66</b>	<b>4,009.46</b>	<b>4,666.70</b>	<b>8,000.00</b>
Expense					
9001 · Capital Outlay	0.00	4,583.33	0.00	32,083.35	55,000.00
<b>Total Expense</b>	<b>0.00</b>	<b>4,583.33</b>	<b>0.00</b>	<b>32,083.35</b>	<b>55,000.00</b>
<b>Net Income</b>	<b>0.73</b>	<b>-3,916.67</b>	<b>4,009.46</b>	<b>-27,416.65</b>	<b>-47,000.00</b>

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08/01/25

Accrual Basis

**TOWN OF WESTCLIFFE**  
**Capital Fund Profit & Loss Budget Performance**  
**July 2025**

	Jul 25	Budget	Jan - Jul 25	YTD Budget	Annual Budget
<b>Income</b>					
CRF7225 Federal Grants	0.00	202,500.00	0.00	1,417,500.00	2,430,000.00
CRF7160 - Interest Income	46.81	2,416.67	19,763.46	16,916.65	29,000.00
CRF7211 - Grants (New) TP-Audit	0.00	20,833.33	0.00	145,833.35	250,000.00
CRF7212 - Grant (New Town Property)	0.00	27,583.33	0.00	193,083.35	331,000.00
CRF7220 - Grants (New) RW	0.00		84,838.12		
CRF7224 - Grants (Existing) Town Pro	0.00	833.33	0.00	5,833.35	10,000.00
CRF7238 - Other Contributions	0.00	166.67	0.00	1,166.65	2,000.00
CRF7270 - Lease Proceeds Verizon Tower	1,100.00	1,000.00	7,700.00	7,000.00	12,000.00
CRF7280 - Capital Lease Proceeds	0.00		1,861.48		
CRF7285 - 1% Sales Tax from General Fund	37,797.36	38,381.25	226,820.72	268,668.75	460,575.00
CRF7810 - Transfers From General Fund	0.00		100,000.00		
<b>Total Income</b>	<b>38,944.17</b>	<b>293,714.58</b>	<b>440,983.78</b>	<b>2,056,002.10</b>	<b>3,524,575.00</b>
<b>Expense</b>					
CRF7230 - State Grants	0.00	28,500.00	0.00	199,500.00	342,000.00
CRF9011 - CIP Roadway (Existing)	0.00	20,833.33	224,906.00	145,833.35	250,000.00
CRF9012 - CIP Town Property (Existing)	0.00	11,666.67	0.00	81,666.65	140,000.00
CRF9014 - Equipment Debt Service	0.00	1,688.25	19,409.24	11,817.75	20,259.00
CRF9025 - CIP Roadway (New)	0.00	248,125.00	0.00	1,736,875.00	2,977,500.00
CRF9026 - CIP-Town Property (New)	0.00	35,104.17	27,522.21	245,729.15	421,250.00
CRF9027 - CIP-Equipment (New)	0.00	2,478.42	0.00	17,348.90	29,741.00
CRF9101 - Improvements-Design	20,370.00	10,000.00	58,670.00	70,000.00	120,000.00
CRFVoid - Void	0.00		0.00		
<b>Total Expense</b>	<b>20,370.00</b>	<b>358,395.84</b>	<b>330,507.45</b>	<b>2,508,770.80</b>	<b>4,300,750.00</b>
<b>Net Income</b>	<b>18,574.17</b>	<b>-64,681.26</b>	<b>110,476.33</b>	<b>-452,768.70</b>	<b>-776,175.00</b>



2025 SALES TAX & PRIOR YEARS COMPARISONS

	2023	2023	2023	2024	2024	2024	2025	2025	2025	2025	% +/-
	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	2% of total (General Fund)	1% of total (Capital Fund)	3% Total Sales Tax	3% Total Sales Tax	% +/-
<u>JAN</u>	56,099.57	28,049.78	84,149.35	60,846.07	30,423.03	91,269.10	55,773.57	27,886.78	83,660.35	83,660.35	-8.34%
	9.67	4.83	14.50	48.33	24.17	72.50	262.67	131.34	394.01	394.01	
<u>FEB</u>	54,313.68	27,156.84	81,470.52	49,944.13	24,972.07	74,916.20	54,479.09	27,239.54	81,718.63	81,718.63	9.08%
	29.00	14.50	43.50				29.00	14.50	43.50	43.50	
<u>MAR</u>	66,060.05	33,030.03	99,090.08	63,051.66	31,525.83	94,577.49	68,484.72	34,242.36	102,727.08	102,727.08	8.62%
							19.33	9.67	29.00	29.00	
<u>APR</u>	58,872.59	29,436.30	88,308.89	61,648.47	30,824.23	92,472.70	61,045.49	30,522.75	91,568.24	91,568.24	-0.98%
	106.34	53.17	159.51				50.27	25.13	75.40	75.40	
<u>MAY</u>	74,702.82	37,351.37	112,054.19	72,534.53	36,267.27	108,801.80	75,594.72	37,797.36	113,392.08	113,392.08	4.22%
				1.93	0.97	2.90	25.13	12.57	37.70	37.70	
<u>JUNE</u>	90,134.77	45,067.39	135,202.16	86,941.95	43,470.97	130,412.92	97,625.21	48,812.60	146,437.81	146,437.81	12.29%
	145.00	72.50	217.50								
<u>JULY</u>	87,355.27	43,677.64	131,032.91	88,634.03	44,317.02	132,951.05	0.00	0.00			% +/- -100.00%
<u>AUG.</u>	82,683.95	41,341.97	124,025.92	79,209.38	39,604.69	118,814.07	0.00	0.00			-100.00%
	174.00	87.00	261.00	253.38	126.69	380.07					
<u>SEPT.</u>	88,920.30	44,460.15	133,380.45	86,829.15	43,414.58	130,243.73	0.00	0.00			-100.00%
	87.00	43.50	130.50	24.17	12.08	36.25					
<u>OCT.</u>	71,952.51	35,976.25	107,928.76	80,627.43	40,313.72	120,941.15	0.00	0.00			-100.00%
	7.73	3.87	11.60	50.27	25.13	75.40					
<u>NOV.</u>	70,581.29	35,290.64	105,871.93	62,790.38	31,395.19	94,185.57	0.00	0.00			-100.00%
<u>DEC.</u>	49,448.45	24,724.23	74,172.68	73,061.90	36,530.95	109,592.85	0.00	0.00			-100.00%
<u>TOTAL</u>	851,683.99	425,841.96	1,277,525.95	866,497.17	433,248.58	1,299,745.75	413,389.20	206,694.60	620,083.80	620,083.80	1.74%

**TOWN OF WESTCLIFFE  
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk  
P.O. Box 406  
Westcliffe, CO. 81252  
[townclerk@townofwestcliffe.com](mailto:townclerk@townofwestcliffe.com)  
719-783-2282

    X     **Westcliffe Town Board**                                           **Westcliffe Planning Commission**

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the first Monday of each month.)

Name of person making presentation: Kevin Coates

Organization, if speaking on behalf of a group: CF Altitude LLC, d/b/a Alta

Is this a request for Board action?                      Yes    No

Please provide a summary of your comments:

A Modification of Premises application has been submitted to change the current alcohol storage.

A refrigerated beer/wine cave will be added to the licensed premises pending approval. There

will also be three unrefrigerated alcohol display areas added to the licenses premises.

What staff member have you spoken to about this? Please summarize your discussion:

We submitted the Modification application to Erin, the Town Clerk. She ask us to complete  
this Request form.

Contact information:

Name: Michael Tooley

Mailing Address: 455 Sherman Street, Suite 300, Denver, CO 80203

email: mtooley@dillanddill.com; licensing@dillanddill.com

Daytime Phone: 303-282-4111(direct) or 303-777-3737 (office)



# Instruction Sheet for Permit Application and Report of Changes

For All Sections, Complete Questions on Page 2

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☐ **Section A**

To Register or Change Managers, check the appropriate box in section A and complete question 10 on page 6. Proceed to the Oath of Applicant for signature. Submit to State Licensing Authority for approval.

☐ **Section B**

For a Duplicate license, be sure to include the liquor license number in section B on page 1 and proceed to page 8 for Oath of Applicant signature.

☒ **Section C**

Check the appropriate box in section C and proceed below.

**For a Retail Warehouse Storage Permit**, go to page 4 complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

**For a Wholesale Branch House Permit**, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

**To Change Trade Name or Corporation Name**, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

**To modify Premise, or add Sidewalk Service Area**, go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

**For Optional Premises** go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County).

**To Change Location**, go to page 5 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit permit application or report of change to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

**Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change**, go to page 6, and complete questions in the section. Use this section to make a current Noncontiguous Manufacturing Location into a Primary Manufacturing Location, or a Primary Manufacturing Location into a Noncontiguous Manufacturing Location. To be eligible for a Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change, you must be a Colorado state licensed manufacturer of vinous liquor pursuant to section 44-3-402 or 44-3-403, C.R.S.

**Campus Liquor Complex Designation**, go to page 8 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature.

**To add another Related Facility** to an existing Resort or Campus Liquor Complex, go to page 8 and complete questions in the section.



## Permit Application and Report of Changes

All Answers Must Be Printed in Black Ink or Typewritten

**Applicant is a**    ☐ Corporation    ☐ Individual    ☐ Partnership    ☒ Limited Liability Company

License Number

04-01886

Name of Licensee

CF Altitude LLC

Trade Name of Establishment (DBA)

Alta #6342

Address of Premises (specify exact location of premises)

425 South 6th Street

City

Westcliffe

County

Custer

State

CO

ZIP Code

81252

Business Email Address

permits@unitedpacific.com

Business Phone Number

719-487-2167

Select the Appropriate Section Below and Reference the Instructions on Page 1.

### Section A – Manager N/A

- ☐ Manager's Registration (Hotel & Restaurant)..... \$30.00
- ☐ Manager's Registration (Tavern)..... \$30.00
- ☐ Manager's Registration (Lodging & Entertainment)..... \$30.00
- ☐ Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.)..... No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging & Entertainment, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

### Section B – Duplicate License N/A

- ☐ Duplicate License ..... \$50.00

**Section C**

- ☐ Retail Warehouse Storage Permit (each)..... \$100.00
- ☐ Wholesale Branch House Permit (each)..... \$100.00
- ☐ Change Corporation or Trade Name Permit (each)..... \$50.00
- ☐ Change Location Permit (each)..... \$150.00
- ☐ Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change..... \$150.00
- ☒ Change, Alter or Modify Premises..... \$150.00 x  Total Fee:
- ☐ Addition of Optional Premises to Existing Hotel/Restaurant..... \$100.00 x  Total Fee:
- ☐ Addition of Related Facility to an Existing Resort or Campus Liquor Complex..... \$160.00 x  Total Fee:
- ☐ Campus Liquor Complex Designation..... No Fee
- ☐ Sidewalk Service Area..... \$75.00

**Do Not Write in This Space – For Department of Revenue Use Only**

Date License Issued	License Account Number	Period
<input type="text"/>	<input type="text"/>	<input type="text"/>

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

**Total Amount Due**..... \$

## Storage Permit

### Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

N/A ☐ Retail Warehouse Permit for:

☐ On-Premises Licensee (Taverns, Restaurants etc.)

☐ Off-Premises Licensee (Liquor stores)

☐ Wholesalers Branch House Permit

Address of Storage Premise

City

County

ZIP Code

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

### N/A Change Trade Name or Corporate Name

☐ Change of Trade Name/DBA only

☐ Corporate Name Change (Attach the following supporting documents)

1. Certificate of Amendment filed with the Secretary of State, or
2. Statement of Change filed with the Secretary of State, and
3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name

New Trade Name

Old Corporate Name

New Corporate Name



N/A

## Change of Location

**Note to Retail Licensees:** An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority

Date of Hearing

### Address of current premises.

Address

City

County

ZIP Code

### Address of proposed New Premises

(Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address

City

County

ZIP Code

### New mailing address if applicable.

Address

City

County

State

ZIP Code

**Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.**

## **N/A Winery/Limited Winery Noncontiguous or Primary Manufacturing Location Change**

Select the option that applies to your situation:

- ☐ Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); **or**
- ☐ Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

### **Address of Location 1:**

Address

City

County

ZIP Code

### **Address of Location 2:**

Address

City

County

ZIP Code

## **N/A Change of Manager**

**Change of Manager** or to **Register the Manager** of a Tavern, Hotel and Restaurant, Lodging & Entertainment liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

### **Change of Manager**

Former Manager's Name

New Manager's Name

### **Date of Employment**

Has manager ever managed a liquor licensed establishment?..... ☐ Yes ☐ No

Does manager have a financial interest in any other liquor  
licensed establishment?..... ☐ Yes ☐ No

If yes, give name and location of establishment

## Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

**Note:** Licensees may not modify or add to their licensed premises until approved by state and local authorities.

**(a) Describe change proposed**

Move the FMB/Wine product from the three (3) doors in the cooler to the beer/wine cave location as depicted on the proposed floor plan. Addition of two (2) small areas for seasonal/temporary unrefrigerated displays as depicted on the proposed floor plan.

**(b) If the modification is temporary, when will the proposed change:**

Start (month/day/year)

N/A (Permanent)

End (month/day/year)

**Note: The total state fee for temporary modification is \$300.00**

- (c)** Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☐ Yes ☐ No

(If yes, explain in detail and describe any exemptions that apply)

- (d)** Is the proposed change in compliance with local building and zoning laws?..... ☒ Yes ☐ No

- (e)** If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises?..... ☐ N/A ☐ Yes ☐ No

- (f)** Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

- (g)** Attach any existing lease that is revised due to the modification. No revisions made to existing lease

- (h)** For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.



N/A

## Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services  
I wish to designate my existing:

Liquor License Type

Liquor License Number

to a Campus Liquor Complex..... ☐ Yes ☐ No

N/A

## Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the  
Related Facility and include the address and an outlined drawing of the Related Facility Premises.

### Address of Related Facility

Address

City

State

ZIP Code

Outlined diagram provided..... ☐ Yes ☐ No

## Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all  
attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Print Name

Title

Signature

*agragg*

Date (MM/DD/YY)

## Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of  
the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable  
provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

Local Licensing Authority (City or County)

Date filed with Local Authority

Signature

Title

Date (MM/DD/YY)

## Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3,  
C.R.S., as amended.

Signature

Title

Date (MM/DD/YY)

Alta #6342  
License #04-01886  
Modification of Premises

**Payment Receipt Confirmation**

Your payment was successfully processed.

**Receipt Contact Information**

<b>Contact Name</b>	Liquor Enforcement Division	<b>Contact Url</b>	https://sbg.colorado.gov/contact-the-liquor-and-tobacco-enforcement-division
<b>Contact Email</b>	dor_liqlicensing@state.co.us		
<b>Contact Phone</b>	303-205-2300	<b>Contact Address</b>	1707 Cole Blvd., Suite 300 Lakewood, CO 80401

**Transaction Summary**

Description	Receipt Confirmation
	Amount
DOR Liquor Enforcement Division Payment	\$150.00
Service Fee	\$1.00
TOTAL	\$151.00

This online service is provided by a 3rd party working in partnership with the state of Colorado. The price of items purchased through this service includes revenue used to develop, maintain, and enhance the state's official web portal, Colorado.gov.

**Customer Information**

<b>Customer Name</b>	Anita Gragg	<b>Receipt Date</b>	6/24/2025
<b>Company Name</b>	CF Altitude LLC	<b>Receipt Time</b>	09:50:44 AM MDT
<b>Local Reference ID</b>	1b2b19f8-5f91-4f34-b344-129d35222e75		

**Payment Information**

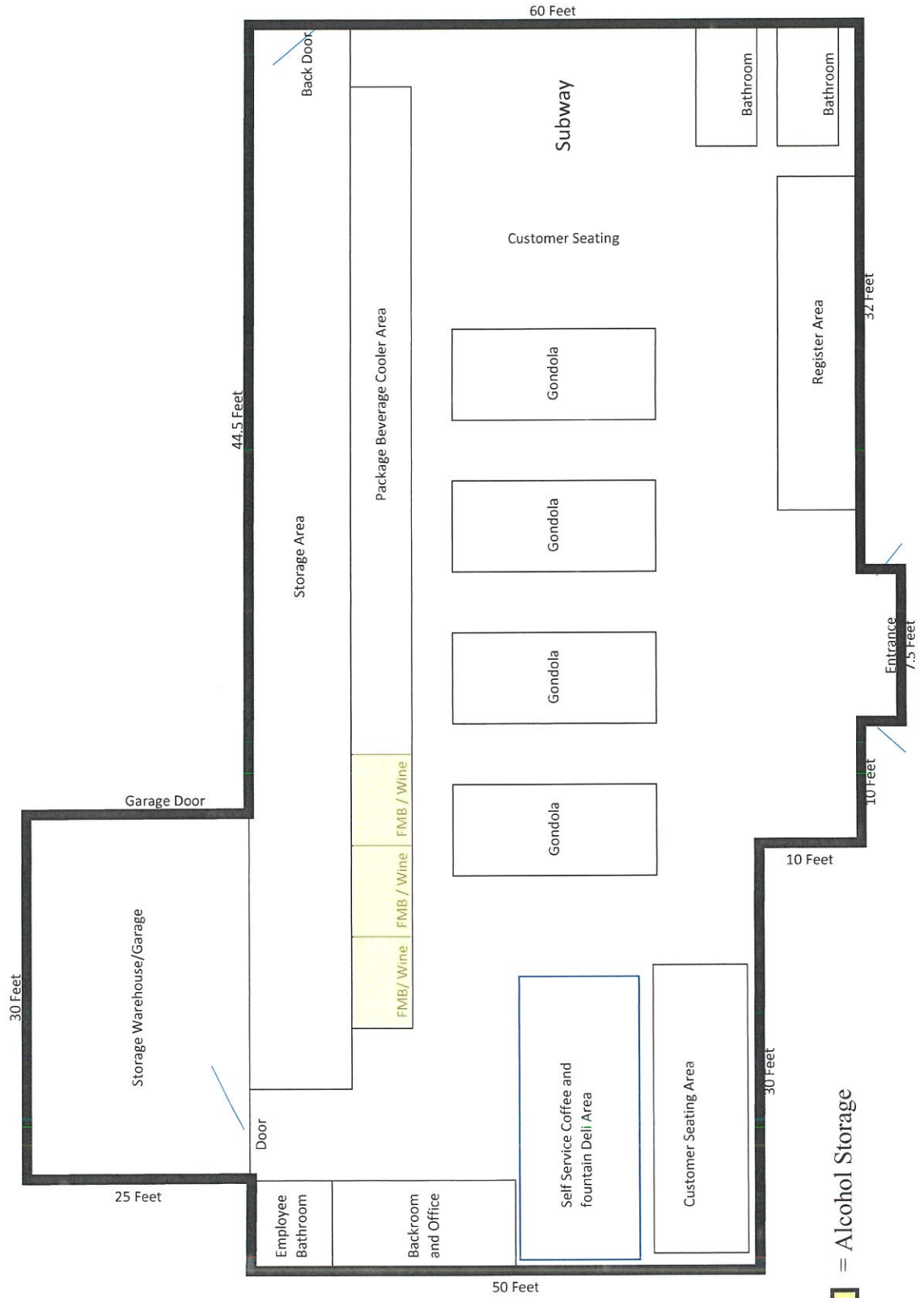
<b>Payment Type</b>	Electronic Check	<b>Account Number</b>	*****6676
		<b>Order ID</b>	251351478
		<b>Name on Account</b>	United Pacific

**Billing Information**

<b>Billing Address</b>	8400 E Prentice Ave	<b>Phone Number</b>	7203927326
<b>Address 2</b>	Suite 400	<b>This receipt has been emailed to the address below.</b>	
<b>Billing City, State</b>	Greenwood Village, CO	<b>Email Address</b>	anita.gragg@unitedpacific.com
<b>Billing Zip/Postal Code</b>	80111		
<b>Country</b>	US		

Alta Convenience 6342  
425 S 6th Street  
Westcliffe, CO 81252

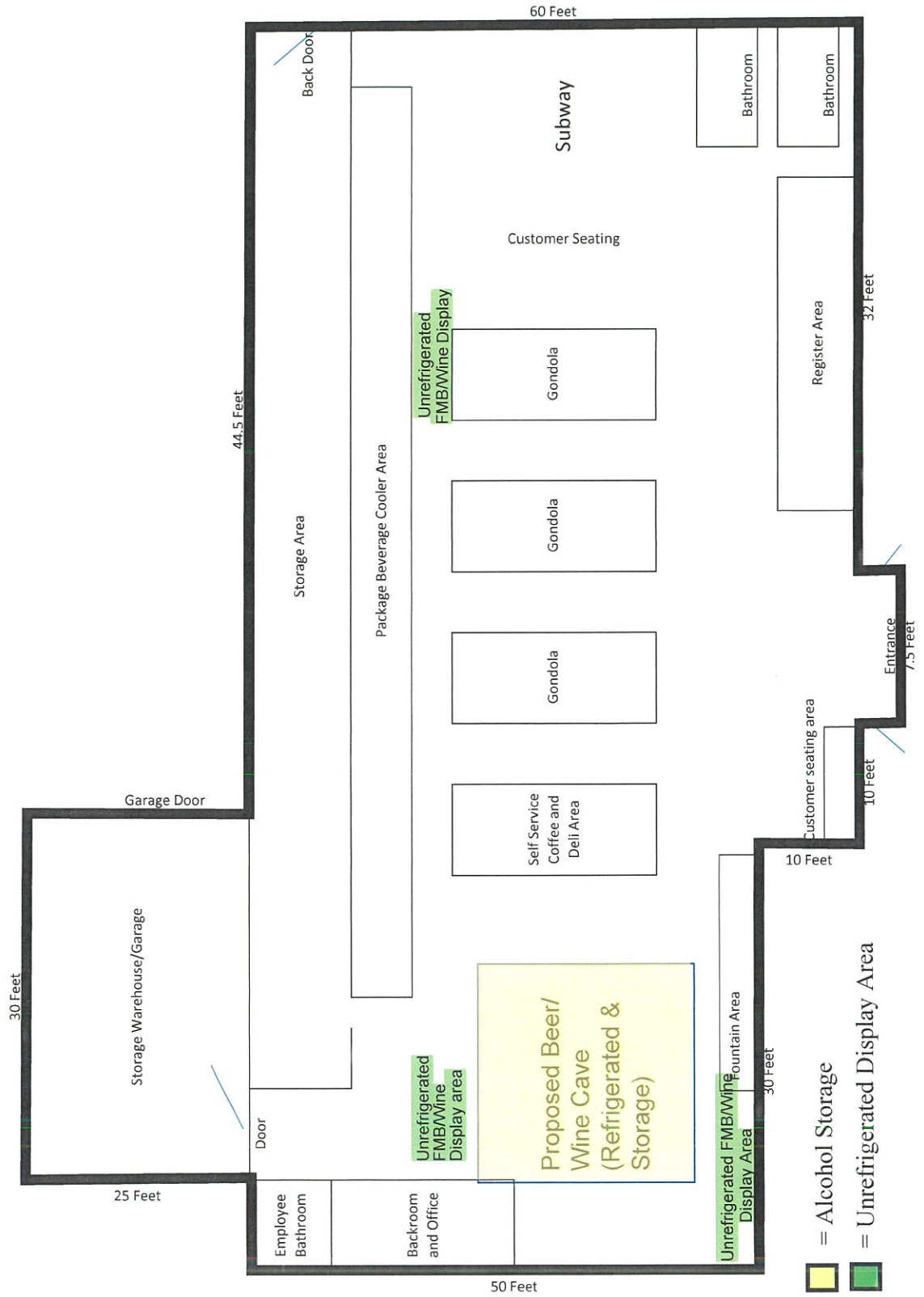
## CURRENT APPROVED FLOOR PLAN





Alta Convenience 6342  
425 S 6th Street  
Westcliffe, CO 81252

## PROPOSED FLOOR PLAN

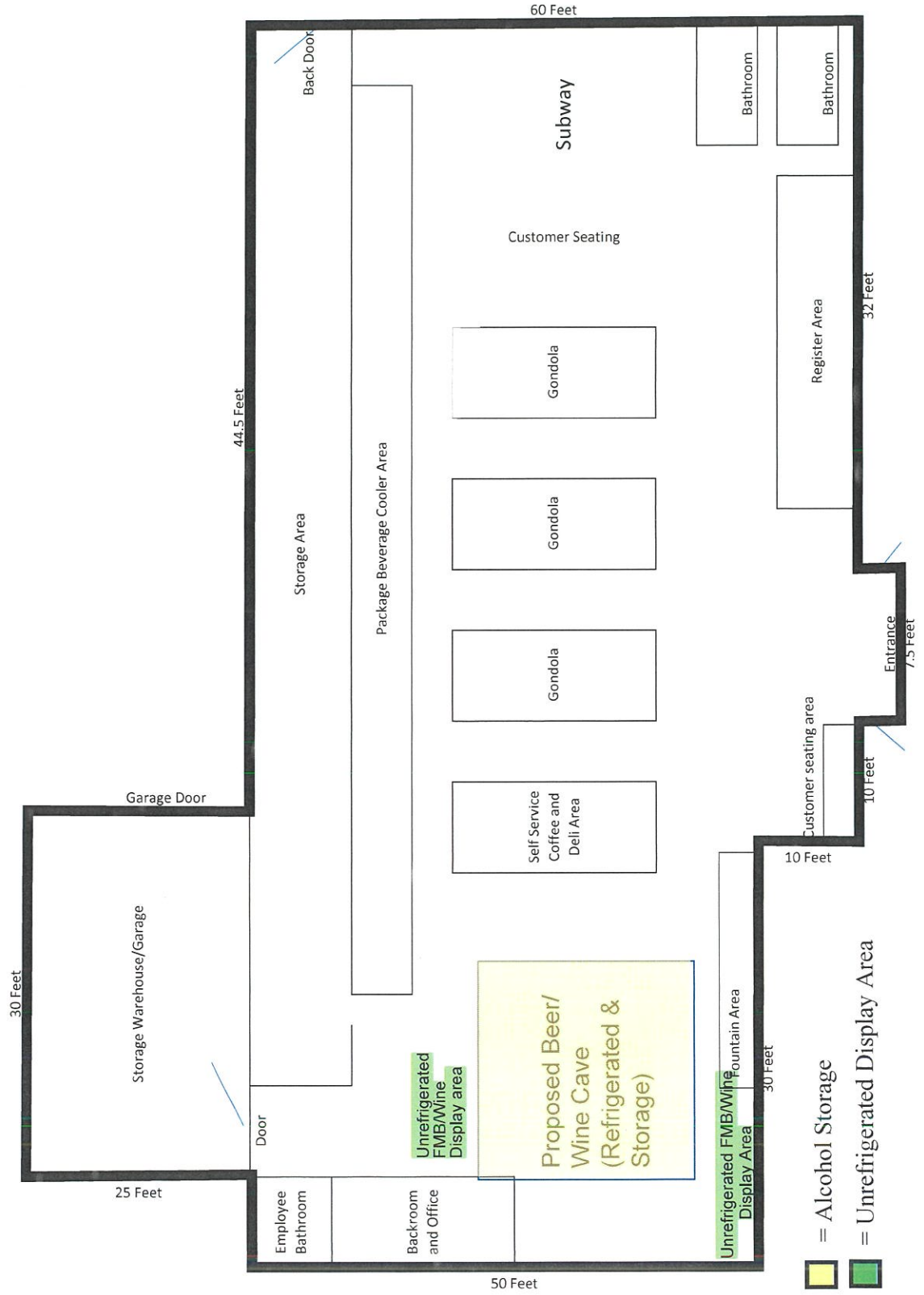


Alta Convenience 6342

425 S 6th Street

Westcliffe, CO 81252

## AMENDED PROPOSED FLOOR PLAN



Erin

**From:** John Van Doren <seneca1411@gmail.com>  
**Sent:** Wednesday, August 13, 2025 10:38 AM  
**To:** Erin  
**Cc:** Deb Adams  
**Subject:** Re: August 19th BOT

**TOWN OF WESTCLIFFE  
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk  
P.O. Box 406  
Westcliffe, CO. 81252  
[townclerk@townofwestcliffe.com](mailto:townclerk@townofwestcliffe.com)  
719-783-2282

XX \_\_\_\_\_ **Westcliffe Town Board** \_\_\_\_\_ **Westcliffe Planning Commission**

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the first Monday of each month.)

Name of person making presentation: John Van Doren and Others

Organization, if speaking on behalf of a group: Tourism Board & Business Roundtable

Is this a request for Board action? YES Yes No

Please provide a summary of your comments:

Using a Colorado Tourism Office consultant, Custer County has now made the case and created a marketing plan for a full season Main St and Custer County economy based on marketing to full-time residents, 2nd home owners, and front range singles, couples, and families. The success of this plan will be based on the collaboration of Tourism, our business community (newly formed Business Roundtable, and the Town of Westcliffe.

What staff member have you spoken to about this? Please summarize your discussion:

Erin. See above.

Contact information:

Name: John Van Doren  
Mailing Address: 107 N Adams Blvd  
Westcliffe CO 81252  
email: seneca1411@gmail.com  
Daytime Phone: 303 241-2568



# The Case for a Full Season Main Street Economy

---

A growing Full-Time and Seasonal 2<sup>nd</sup> Home Population have Changed the Equation  
**It's Currently a Missed Opportunity**

# Full-season Target Audiences

---

- Full-time Residents
- 2<sup>nd</sup> Homeowners
- Front Range Getaways
  - Couples
  - Family Vacation
  - Solo



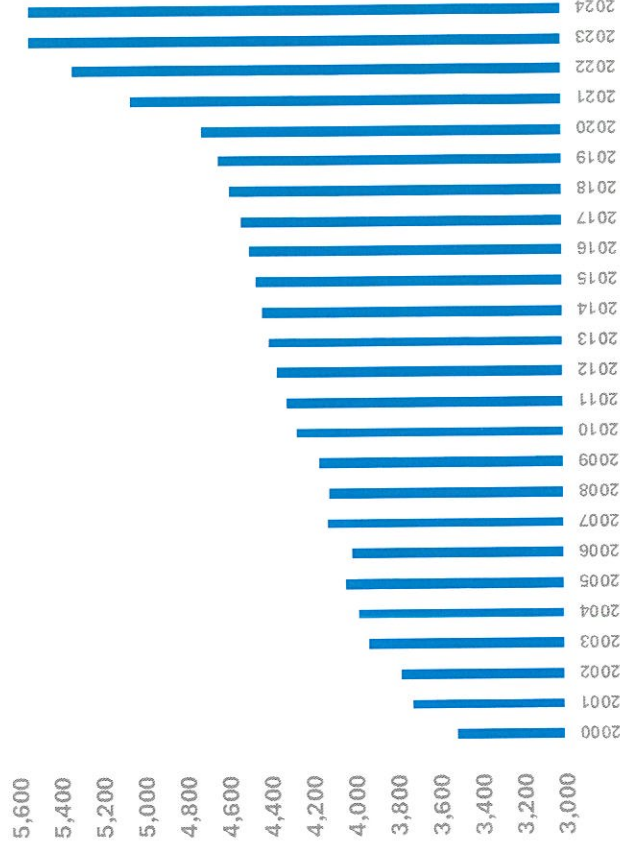
# Full Time Residents

## Leverage our Growing Population

- Age: 55+ years old
- Children: Yes, adult children
- Type of experience: Visiting local businesses and participating in events
- Purpose of visit: Get out of the house
- Most interested in: Support local businesses and build community

Cuater County Population

Source: U.S. Census Data

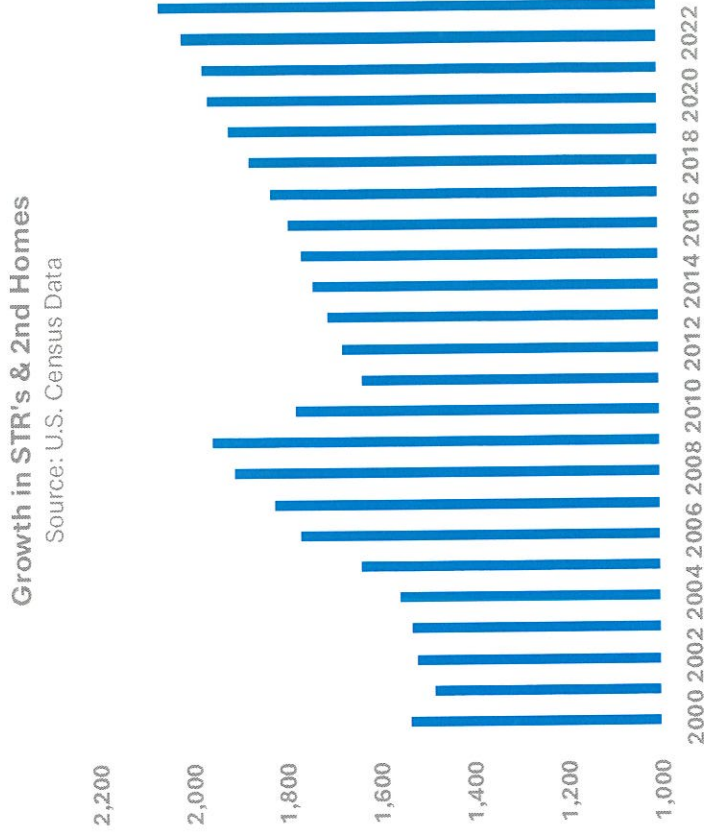




# 2nd Homeowners

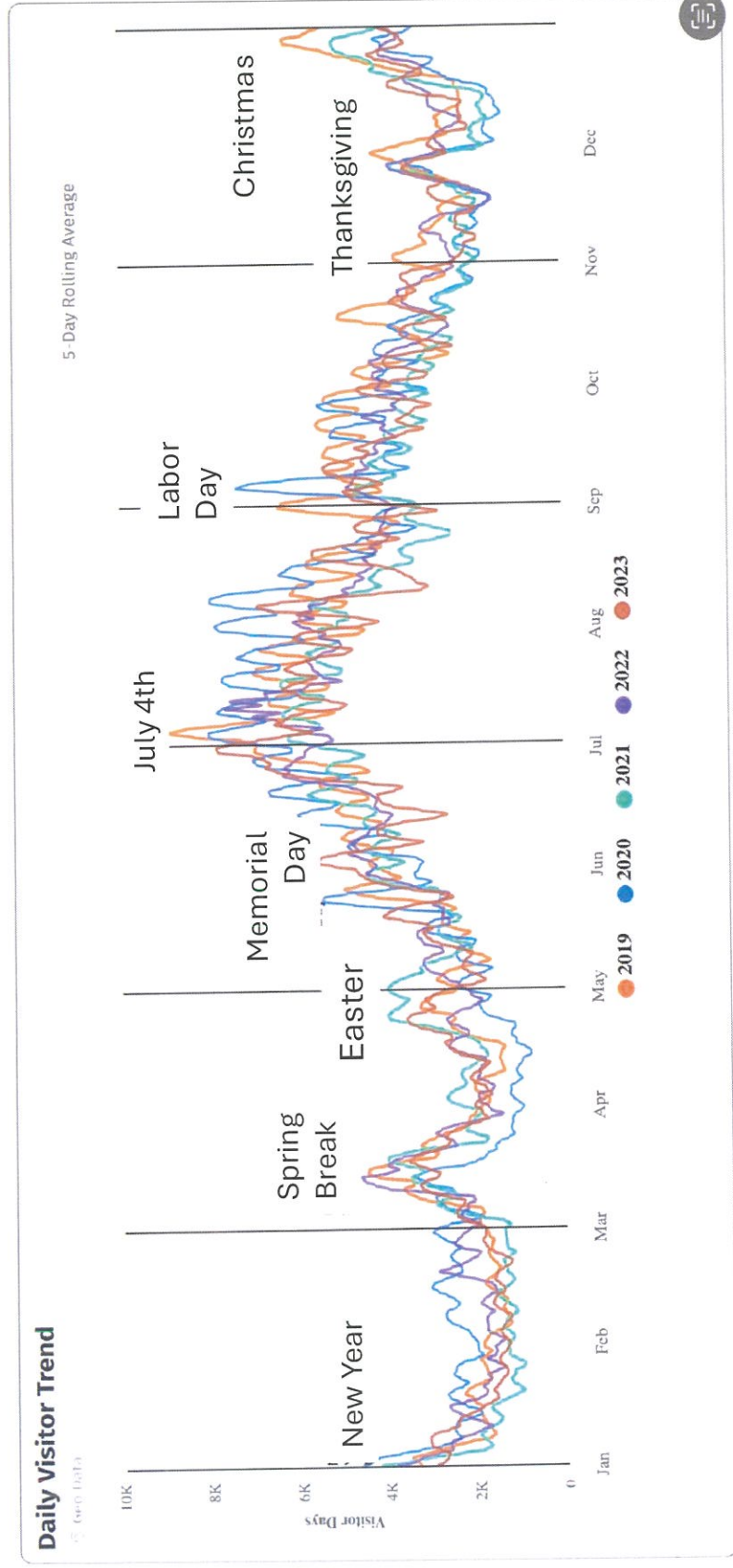
## They are Already returning for Holiday Stays

- Location: **Front Range**, Texas, Arizona
- Age: 55+ years old
- Children: Yes, potentially traveling with them for Holidays and over Spring Break
- Type of trip: Weekend stay
- Purpose of visit: Taking advantage of their second home
- Most interested in: Unique events, especially around the holidays



# Cell Phone Derived Daily Visitor Data

## 2<sup>nd</sup> Homeowners & some Tourists are Returning off-season, but Main Street is not open for Business



# Front Range Weekend Tourist Getaways Especially from the Springs and Pueblo

## Couples

- Age: 30-45; 55+ years old
- Children: Not traveling with them
- Purpose of visit: Want a romantic getaway somewhere new and relaxing
- Most interested in: Lodging deals, events, outdoor activities, hidden gem experiences

## Family

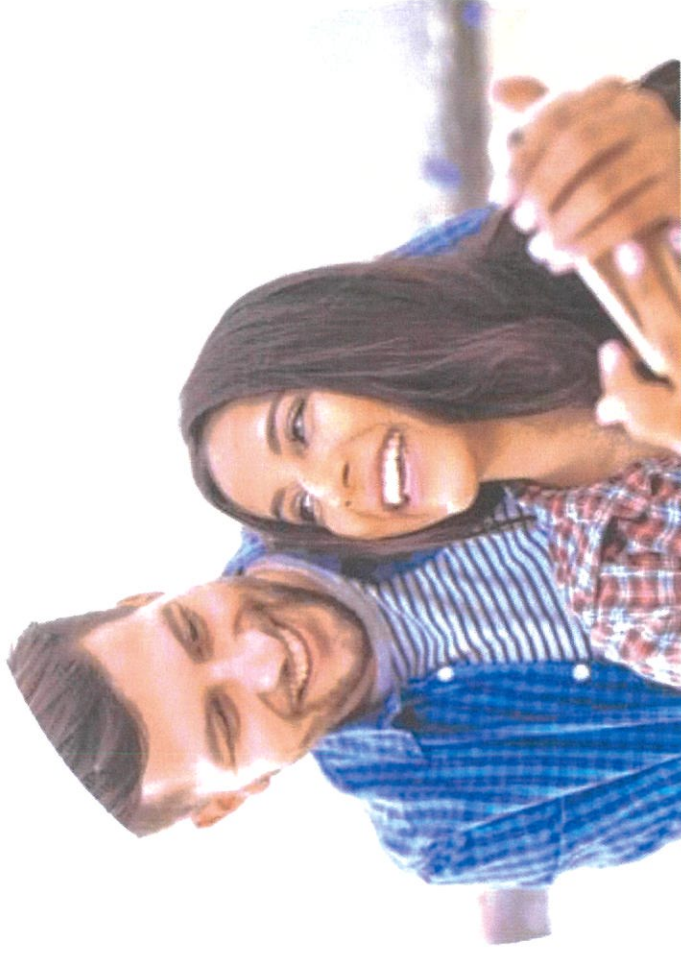
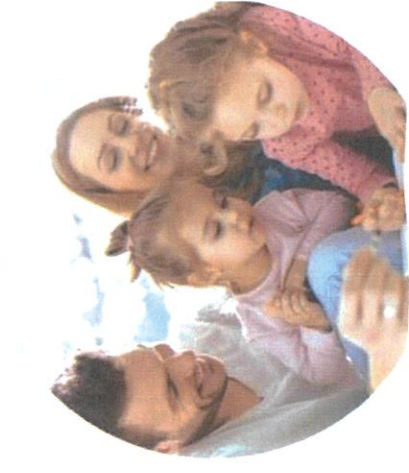
- Age: 35-45 years old
- Children: Yes, younger children, traveling with them
- Purpose of visit: Wants a family getaway they can afford, unplug, and be away from crowds
- Most interested in: Lodging deals, events, activities



# Front Range Weekend Tourist Getaways Especially from the Springs and Pueblo

---

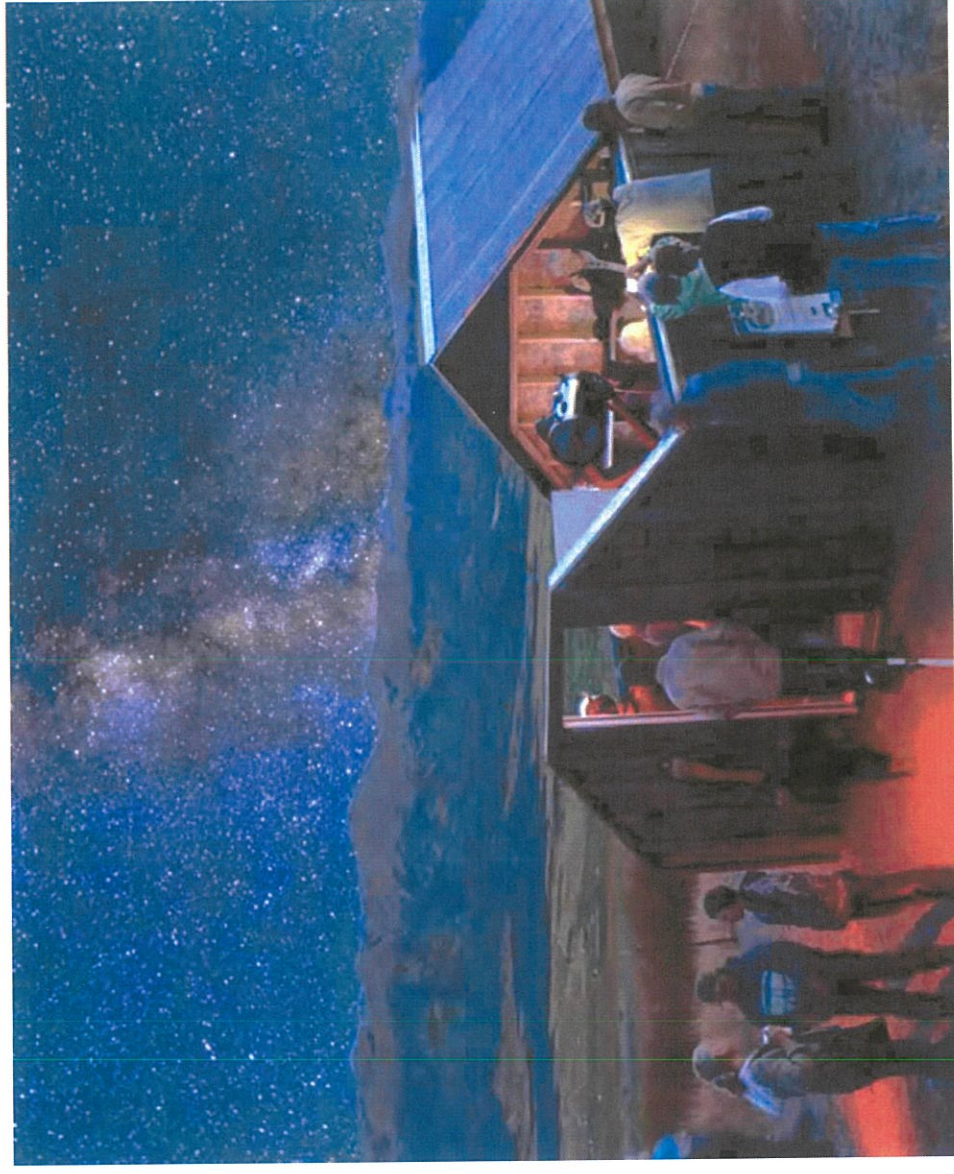
- **Solo**
- Age: 35-50 years old
- Children: Not traveling with them
- Purpose of visit: Looking for a restorative getaway or experience
- Most interested in: Lodging options, restoration, and reflection, outdoor activities, hidden gem experiences



It will take a Coordinated Effort to make Main Street an Inviting Draw for the Holidays

---

- Tourism Board
- Town of Westcliffe
- WCPAC
- The Library
- Restaurants
- Coffee Shops
- Main Street Businesses
- Lodging Providers



# We'll need a Steering Committee of Community Leaders to Keep this on Track

## Some Holiday Ideas

- Main St. Holiday lights & decorations
- Themed movies and plays
- Themed menu's & drinks
- Snow sculpture contest
- Drone light show on New Years Eve

## Tag Lines

- ✓ Come for the Mountains,  
Stay for the Holidays
- ✓ Celebrate the Holidays in the  
Wet Mountain Valley



# Fall Calendar



Month	Content Theme	Content Topics	Proposed Partners
October	Enjoy an Extended Fall Break	Long weekend break before the holiday season; lowest lodging rates (consider posting in mid-September to create urgency)	Coffee shop featuring a fall menu
		Best places for leaf peeping	
		Best fall hikes	
		Highlight warmer temps	
November	Changing Seasons = Breathtaking Views	Share Winter Itinerary	Highlight businesses that are open
		Highlight businesses that are still open	
		Feature freshly snowcapped peaks	
		Highlight Holiday events	

# Winter Calendar



December	Escape the Hustle & Bustle	Highlight Holiday events	Highlight businesses that are participating in holiday events
		Highlight taking a scenic drive without the winter traffic	
		Highlight businesses that are still open	
January	Step Into 2026: Refreshed, Recharged & Ready	Share Winter Itinerary	Highlight businesses that are open
		Feature breathtaking winter views	
		Highlight how/where to snowshoe on the Rainbow Trail	
February	Love Is in the Relaxing	Highlight a romantic last-minute lodging offer or availability	<a href="#">Lodging partners</a>
		Feature restaurants that are offering a Valentine's Day dinner or special	Restaurants offering a Valentine's Day dinner or special
		Highlight most romantic spot to catch the sunset	

# Spring Calendar



March	Take an Actual Spring BREAK	Highlight last-minute lodging deals or availability	<a href="#">Lodging partners</a>
		Feature new Winter Weekend Itinerary	
		Highlight the beautiful, relaxing views and tie-in messaging	
April	Spring Like a Local	Last-minute getaway with snowcapped peaks (lowest lodging prices)	<a href="#">Lodging partners</a>
		Best time for flyfishing (Arkansas River)	Trout Seeker Fly Fishing
		Take your own wellness retreat/solo travel experience	
May	Take a Break BEFORE Summer Break	Businesses reopening	Highlight businesses that have reopened
		Upcoming events: Book lodging now	<a href="#">Lodging partners</a>
		First chance to hike on the Rainbow Trail	
		Take a breath, before summer vacation	



**SB24-065****Mobile Electronic Devices & Motor Vehicle Driving**

**Concerning the use of mobile electronic devices when driving a motor vehicle, and, in connection therewith, making an appropriation.**

Bill Summary

Current law prohibits an individual who is under 18 years of age from using a wireless telephone when driving. Effective January 1, 2025, the act applies the prohibition to an individual who is 18 years of age or older and updates the term "wireless telephone" to "mobile electronic device". The act does not apply to an individual with a commercial driver's license who is operating a commercial vehicle. The following uses of mobile electronic devices are exempted:

- By an individual contacting a public safety entity;
- By a individual during an emergency;
- By an employee or contractor of a utility when responding to a utility emergency;
- By an employee or contractor of a city or county acting within the scope of the employee's or contractor's duties as a code enforcement officer or animal protection officer; or
- By a first responder.

It is not a violation of the act to use a mobile electronic device in a motor vehicle that is at rest in a shoulder or lawfully parked.

To cite an individual for a violation of the act, a law enforcement officer must see the individual use a mobile electronic device in a manner that caused the individual to drive in a careless and imprudent manner. The penalties for a violation are:

- For a first offense, \$75 and 2 license suspension points;
- For a second offense within 24 months, \$150 and 3 license suspension points; and
- For a third or subsequent offense within 24 months, \$250 and 4 license suspension points.

A violation will be dismissed if the individual produces proof of purchase of a hands-free accessory and affirms, under penalty of perjury, that the defendant has not previously claimed this option to dismiss.

Current law requires a peace officer who makes a traffic stop to record the demographic information of the violator, whether a citation has been issued, and the violation cited. The act clarifies that the peace officer must record whether the act has been violated.

The executive director of the department of transportation, in consultation with the chief of the Colorado state patrol, is required to create a campaign raising public awareness of the requirements of the bill and of the dangers of using mobile electronic devices when driving.

**APPROVED** by Governor June 5, 2024

**PORTIONS EFFECTIVE** August 7, 2024

**PORTIONS EFFECTIVE** January 1, 2025

*(Note: This summary applies to this bill as enacted.)*

TOWN OF WESTCLIFFE  
RESOLUTION# 2-2025

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF WESTCLIFFE, COLORADO AMENDING THE TOWN OF WESTCLIFFE TOWN HANDBOOK ADDING A DISTRACTED DRIVER CLAUSE TO SECTION 506, USE OF EQUIPMENT AND VEHICLES.

**WHEREAS**, the Town has previously adopted the Town of Westcliffe Employee Handbook; and

**WHEREAS**, the Town finds that amending the Town of Westcliffe Employee Handbook to add a distracted driver clause is in the best interests and necessary to the function and operation of the Town.

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. **Amendment to Section 506 of the Town of Westcliffe Employee Handbook.**

Section 506 of the Town Handbook is hereby amended by adding a distracted driver clause:

All employees using a Town vehicle must comply with Senate Bill 24-065 'Mobile Electronic Devices & Motor Vehicle Driving'. This prohibits drivers from using mobile electronic devices while driving unless they have a hands-free accessory. The purpose of this law is to prevent distracted driver accidents.

2. All other parts, paragraphs, and portions of Section 506 remain as written with no changes or amendments.

READ, PASSED, AND APPROVED THIS 19th day of August, 2025.

BY: TOWN OF WESTCLIFFE

\_\_\_\_\_  
Paul Wenke, Mayor

ATTESTED:

\_\_\_\_\_  
Erin Christie, Town Clerk



Service

Hardware

Mounts

Ships in 1-2 weeks. No contracts. 30-day trial.  
Please note Performance Kits do not include a router.

- ▶ [Contact sales](#)
- ▶ [Need additional help?](#)

Service Address

1000 W Main St, Westcliffe, CO 81252, USA

☒ Order for Business Use

Service

Local Priority - 50 GB

Local Priority - 500 GB

Local Priority - 1 TB

Local Priority - 2 TB

Service Details >

Order Summary

Recurring Monthly Payment

Local Priority - 500 GB \$165/mo\*

\* First month of service is charged upon activation or 30 days after delivery, whichever comes first.

One-Time Payment

Starlink Performance (Gen 3) Kit \$1,999

Performance - Wall Mount | \$0

Shipping & Handling \$50

Tax \$100.68

Total Due Today \$2,149.68 ^

As low as \$104 / month with Klarna ⓘ

Checkout

Contact Support





**TOWN OF WESTCLIFFE  
REQUEST TO BE PLACED ON AGENDA**

Office of the Town Clerk  
P.O. Box 406  
Westcliffe, CO. 81252  
[townclerk@townofwestcliffe.com](mailto:townclerk@townofwestcliffe.com)  
719-783-2282

X **Westcliffe Town Board** \_\_\_\_\_ **Board of Adjustments**  
\_\_\_\_\_ **Westcliffe Planning Commission**

Here are things you need to know:

- You must contact the Town staff prior to coming to the Board. Quite often the issue can be resolved by staff action.
- Please plan on attending the meeting. The Board of Trustees will be unable to take action without a representative in attendance.

Please complete the following information and return this form no later than ten (10) days prior to the Board meeting to the above address or bring it to the Town Hall at 1000 Main Street our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. (Regular Board meetings are scheduled for the third Tuesday of each month.)

Name of person making presentation:

Charles Jagow / Robert Wolf

Organization, if speaking on behalf of a group:

Dark Skies

Is this a request for Board action?

Yes

No

?

Please provide a summary of your comments:

Request to speak with Board about  
Westcliffe's inability to enforce their outdoor  
lighting Code 10-4-3 and their commitment  
to being a Dark Sky Community

What staff member have you spoken to about this? Please summarize your discussion:

Clerks

Contact information:

Name:

Charles Jagow

Mailing Address:

310 S 5th St  
Westcliffe CO 81252

email:

Chock@jagowds.com

Daytime Phone:

7376357241



Town of Westcliffe - Request for Action

Note: Anonymous submittals will not be reviewed and no action will be taken.

Date: 8/7/25 Time: \_\_\_\_\_

Requester Information: \_\_\_\_\_

Name: Charles Jagow

Address: 310 S. 5<sup>th</sup> Street

Town Resident: ☒ Yes ☐ No

Phone Number 7576357241 Email: Chuck@jagowds.com

Location of Request/Issue Wet Mountain Valley Saddle Club  
Arena

Nature of Request Issue:

Drainage Issues	Street Cleaning
Insect/Rodent Issues	Street Lighting
Parks/Trails	Grass/Weed
Town Personnel	Pot Holes/Paving
Sidewalk	Trash/Rubbish
Signage in Town	Building/Structure
Snow Removal	Zoning/Code

10-4-3

NOTE: ISSUES INVOLVING NON-TOWN MATTERS SHOULD BE DIRECTED TO THE AGENCY THAT HANDLES THE ISSUE. THE TOWN DOES NOT ENFORCE VIOLATIONS OF THE LAW, UTILITY ISSUES, WATER/SEWER, ELECTRICAL, INTERNET AND BROADBAND ISSUES.

Describe the issue: Arena Lights are not  
compliant with outdoor lighting code  
10-4-3

Signature: \_\_\_\_\_ Date: 8/7/25

NOTE: Pursuant to C.R.S 24-72-203 Public Records are open to inspection.

Office Use Only:

Action Required \_\_\_\_\_

Action Taken \_\_\_\_\_

Date of Action: \_\_\_\_\_ By (print name) \_\_\_\_\_

Signed: \_\_\_\_\_





Town of Westcliffe - Request for Action

Note: Anonymous submittals will not be reviewed and no action will be taken.

Date: 8/7/25 Time: \_\_\_\_\_

Requester Information: \_\_\_\_\_

Name: Charles Jagow

Address: 310 S. 5<sup>th</sup> Street

Town Resident: ☒ Yes ☐ No

Phone Number 757 635 7241 Email: Chyck@jagowds.com

Location of Request/Issue Wet Mountain Valley Saddle Club Arena

Nature of Request Issue:

<input type="checkbox"/> Drainage Issues	<input type="checkbox"/> Street Cleaning
<input type="checkbox"/> Insect/Rodent Issues	<input type="checkbox"/> Street Lighting
<input type="checkbox"/> Parks/Trails	<input type="checkbox"/> Grass/Weed
<input type="checkbox"/> Town Personnel	<input type="checkbox"/> Pot Holes/Paving
<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Trash/Rubbish
<input type="checkbox"/> Signage in Town	<input type="checkbox"/> Building/Structure
<input type="checkbox"/> Snow Removal	<input checked="" type="checkbox"/> Zoning/Code

NOTE: ISSUES INVOLVING NON-TOWN MATTERS SHOULD BE DIRECTED TO THE AGENCY THAT HANDLES THE ISSUE. THE TOWN DOES NOT ENFORCE VIOLATIONS OF THE LAW, UTILITY ISSUES, WATER/SEWER, ELECTRICAL, INTERNET AND BROADBAND ISSUES.

Describe the issue: the Wet Mountain Valley Saddle Club (WMVSC) Has been operating their arena lights every Thursday Night since mid April of 2024 without a special use permit.

Signature: \_\_\_\_\_ Date: 8/7/25

**NOTE: Pursuant to C.R.S 24-72-203 Public Records are open to inspection.**

Office Use Only:

Action Required \_\_\_\_\_

Action Taken \_\_\_\_\_

Date of Action: \_\_\_\_\_

By (print name) \_\_\_\_\_

Signed: \_\_\_\_\_



## Summary of Findings

- The Rodeo Ground Light System installed in 2023 creates substantial glare and horizontal light trespass impacting the Shadow Ridge residential development as well as the Smokey Jack Observatory (SJO). This lighting system violates the Westcliffe Lighting Ordinance and is inconsistent with the stated intent of this ordinance to prevent glare and light trespass.
- Glare and horizontal light trespass from the Rodeo Ground Light System:
  - extends at least 2,000 feet beyond the boundaries of the Stampede Rodeo.
  - prevents the SJO from holding public events on the nights of the rodeo.
- The Football Field Light System at Henrich Field uses a different design that:
  - attenuates illuminance by more than 98% only 165 feet from the sidelines and the endzones of the football field.
  - does not interfere with public events at the SJO.
- A recent large, prospective study demonstrated that exposure to artificial light at night is associated with a clinically and statistically significant increase in risk for Type 2 Diabetes Mellitus (T2DM), leading the authors to conclude “avoidance of light at night could be a simple and cost-effective recommendation that mitigates risk of diabetes, even in those with high genetic risk.”

## Recommendations

- If the Board of Trustees (BOT) issues A Special Use Permit to illuminate the Rodeo Ground Light System, it should be limited to the three nights of the ranch and professional rodeo in July of each year.
- The BOT should prohibit the Saddle Club from illuminating the Rodeo Ground Light System on nights when public events are scheduled at the SJO.
- A qualified, independent lighting engineer should inspect the Rodeo Ground Light System and recommend modifications to improve glare and horizontal light trespass from this system. The Saddle Club should be required to cooperate with this inspection.
- No Special Use Permits, beyond the three nights of the rodeo, should be issued by the BOT until glare and horizontal light trespass have been mitigated at least to the standard achieved by the Football Field Light System.
- The BOT should take enforcement action if the Saddle Club illuminates its lighting system when not permitted by a Special Use Permit.

## Purpose

This report compares the design and performance of sports lighting systems installed at the Stampede Rodeo Grounds (i.e., “Rodeo Ground Light System”) and at Henrich Field (i.e., “Football Field Light System”). Glare and horizontal light trespass by these two lighting systems are discussed.

## Methods

Discussion of the design of the Rodeo Ground Light System and the Football Field Light System is based on photographs obtained in daylight and engineering diagrams obtained from the designers of each system.

Engineering diagrams for the Rodeo Ground Lights were obtained from Mr. Jake Burgess, an employee of Slatercom Lighting Solutions of Salem, Oregon. Slatercom designed the Rodeo Ground Light System and provided the hardware for this system. These engineering drawings quantify illuminance (foot-candles) of the competition area of the Stampede Rodeo Grounds, but do not quantify horizontal light trespass adjacent to the competition area.

Engineering drawings for the Football Field Light System were obtained from Ms. Marcelina Marvelli, an employee of MUSCO Lighting. MUSCO designed the Football Field Light System, provided the hardware, and installed the system. The engineering drawings for the Football Field Lighting System quantify illuminance (foot-candles) of the competition area of the football field and quantify horizontal light trespass adjacent to the competition area.

Horizontal light trespass of the Rodeo Ground Lights and the Football Field Lights was characterized with photographs taken at night when each lighting system was illuminated for a sporting event. Since the engineering diagrams for the Rodeo Ground Lights do not quantify horizontal light trespass, additional photographs were taken when the Rodeo Ground Lights were turned off to further characterize glare and horizontal light trespass originating from this system. These photographs were taken at similar times of the evening, using similar locations and camera angles, and similar photographic settings (e.g., f-stop, exposure duration) as were used for the images taken when the Rodeo Ground Lights were illuminated.

Photographs taken while the Rodeo Ground Lights were illuminated were obtained at two locations in the Shadow Ridge development northeast of the Stampede Rodeo Grounds. Additional photographs were taken near the Smokey Jack Observatory located in Bluff Park, southwest of the Stampede Rodeo Grounds. As will be shown, illumination of the Rodeo Ground Light System resulted in substantial glare and horizontal light trespass into both the Shadow Ridge development and the area of the Smokey Jack Observatory.



Night time photographs, taken while the Football Field Light System was illuminated, were taken at the Custer County Football Stadium (i.e., Henrich Field) to assess light trespass by this system. Consistent with the results of quantitative analysis of horizontal light trespass, light from the Football Field Light System was primarily restricted to the competition area of the football field.

Linear distance between the photographic sites and the center of the Stampede Rodeo Ground was estimated using the ruler function in Google Earth. Change in elevation between the center of the Stampeded Rodeo Grounds and photographic sites was estimated with the elevation meter in Google Earth.

## Characteristics of the Rodeo Ground Light System Designed by Slatercom Lighting Solutions

The Rodeo Ground Light System was installed in July of 2023, immediately prior to the Stampede Rodeo held in 2023.

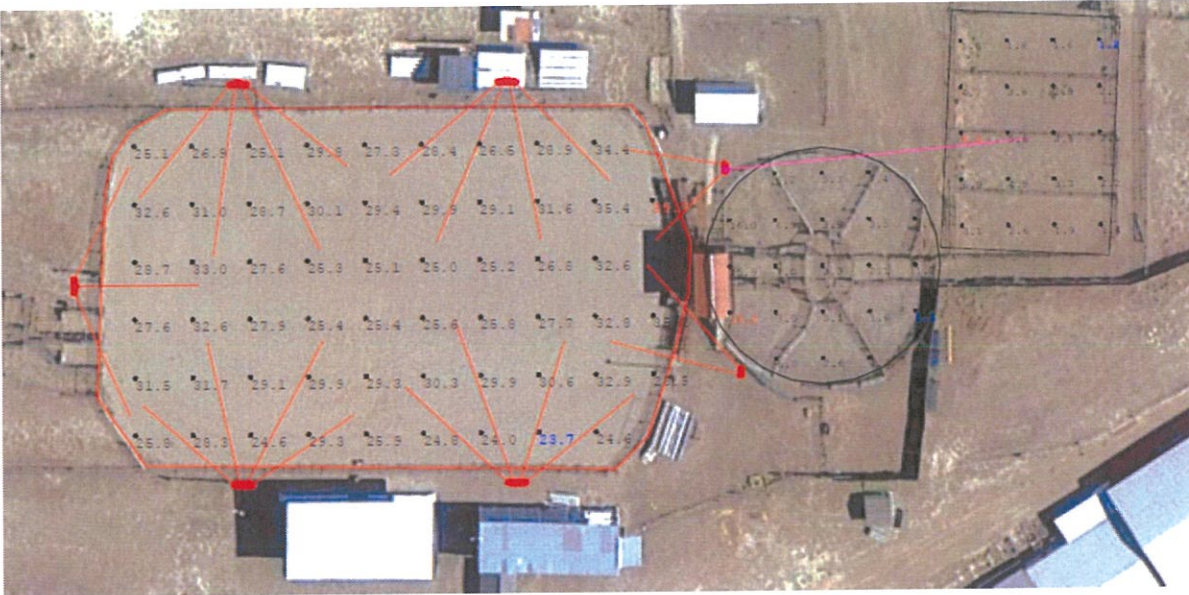
The design of the Rodeo Ground Light System is illustrated in the next two images:



The Rodeo Ground Light System consists of 24 LED fixtures (4H550W-L-50-BR-04-5-Y) that are mounted at the top of seven 55-foot-tall light poles (image on left). Twenty-three of these



fixtures have a nominal beam angle of 40-degrees to the ground and one has a nominal beam angle of 30-degrees angle to the ground. Slatercom's engineering report indicates that the beam angle may have been adjusted during installation. Each fixture is equipped with a small visor (image on right). The 24 installed 4H550W-L-50-BR-04-5-Y fixtures deliver a total of 1,927,200 lumens of light energy.



As shown in the image above, illuminance delivered to the competition area of the rodeo grounds averages 28.96 foot-candles, with minimum and maximum illuminance ranging from 23.7 to 39.7 foot-candles. Slatercom's engineering drawings do not estimate horizontal light trespass in the area immediately adjacent to the competition area. Since horizontal light trespass was not assessed by Slatercom in the engineering diagrams, the visual impact of horizontal light trespass from the Rodeo Ground Light System was characterized photographically as described below.

## Glare and Light Trespass from the Rodeo Ground Light System in Shadow Ridge and at the Smokey Jack Observatory

The next two photographs document substantial glare and horizontal light trespass from the Rodeo Ground Light System in Granite Court located in Shadow Ridge, near the southwest boundary of this housing development.



The photograph on the left was taken from Granite Court when the Rodeo Ground Light System was illuminated during the Stampede Rodeo on the night of July 18, 2025. There is obvious glare from the Rodeo Ground Light System with horizontal light trespass that illuminates the ground and the pavement of Granite Court in the foreground while casting a long shadow onto the pavement from a fire hydrant (fire hydrant identified with a red ellipse). The photograph on the right was taken from a similar position in Granite Court on the night of July 20, 2025, when the Rodeo Ground Light System was turned off. The glare in the picture on the right is from a light on the Saddle Club structure that was illuminated on the night this photograph was taken. The position of the fire hydrant in the photograph on the right is identified with a red ellipse. The image taken on July 20 shows less glare, less horizontal light trespass, and no shadow cast from the fire hydrant.

These photographs were taken approximately 1,150 feet from the center of the Stampede Rodeo Grounds. The approximate elevation of this photographic site (7,892 feet) is comparable to the approximate elevation of the Stampede Rodeo Grounds (7,884 feet).



Additional photographs (not shown), taken near the northeast boundary of Shadow Ridge approximately 3,000 feet from the center of the Stampede Rodeo Grounds, document considerable glare from the Rodeo Ground Lighting System. The approximate elevation of this photographic site (7,942 feet) is 58 feet higher in elevation than the Stampede Rodeo Grounds (7,884 feet).

The next two photographs were taken from the Spectator's Amphitheater at the Smokey Jack Observatory in Bluff Park.



The photograph on the left was taken when the Rodeo Ground Light System was illuminated during the Stampede Rodeo on the night of July 18, 2025. There is obvious glare from the Rodeo Ground Light System with horizontal light trespass that illuminates the ground, casting shadows from the tree trunks in the background. The photograph on the right was taken from a similar position on the night of August 6, 2025, when the Rodeo Ground Light System was turned off. The image taken on August 6 shows less glare, less horizontal light trespass, and no shadows cast from the tree trunks.

These photographs were taken approximately 2,300 feet from the center of the Stampede Rodeo Grounds. This photographic site (elevation 7,849 feet) is approximately 35 feet lower in elevation than the Stampede Rodeo Grounds (elevation 7,884 feet).



In summary, the Rodeo Ground Light System creates substantial glare and horizontal light trespass that extends at least 2,000 feet beyond the property lines of the Stampede Rodeo Grounds. This is a violation of the Westcliffe Lighting Ordinance and is inconsistent with the stated intent of this ordinance.

## Impact of the Rodeo Light System on the Smokey Jack Observatory

The new Rodeo Light System began operation during the Stampede Rodeo in July of 2023. On July 15, 2023, this lighting system was illuminated for the rodeo when a large group was being hosted at the Smokey Jack Observatory (SJO). That night it became apparent that public observing sessions could not be held at the SJO when the Rodeo Light System is illuminated due to glare, horizontal light trespass, and degradation of the night sky. Since July 15, 2023, Dark Skies has closed the SJO to the public on nights when the Rodeo Light System is illuminated for the rodeo.

## Characteristics of the Football Field Light System Designed by MUSCO Lighting

The Football Lighting System was installed during the spring of 2021. As described at their corporate website (<https://www.musco.com>), MUSCO has a patented sports lighting system (TLC) that is designed to prevent glare and horizontal light trespass:

### Total Light Control™ Technology

For us, emitting light is just the first step. For others, it's the only step. That's the difference.

LED is simply the newest tool for addressing the same issues that have endured over decades—how to put more light on your field, spill less around it, and reduce energy consumption and operating costs. Our Total Light Control – TLC for LED™ system achieves a level of precision never before possible.

#### From the Light Source to the Field

We create controlled light, not floodlights. The patented, customizable optics of our TLC for LED® system can control the intense, "rifle shot" of LED light like no other lighting solution. We put a higher percentage of light precisely where you want it—on the field. And players can track the flight of the ball like never before.

#### Preserving the Night Sky

With TLC for LED® we're able to carve out the area to be lighted with pinpoint precision, dramatically cutting off any impact on the surrounding area. No more worrying about glare or spill impacting the area around your field. And it opens up new opportunities for where fields can be located within a community.

MUSCO Lighting has remediated sports lighting systems that were plagued by glare and horizontal light trespass. MUSCO recently remediated a sports lighting systems installed by a different company at the University of Colorado-Colorado Springs. The following YouTube video documents the successful remediation of glare and horizontal light trespass based on testimony by residents who live adjacent to this project in Colorado Springs:

<https://www.youtube.com/watch?v=2fnggMwwBYM>

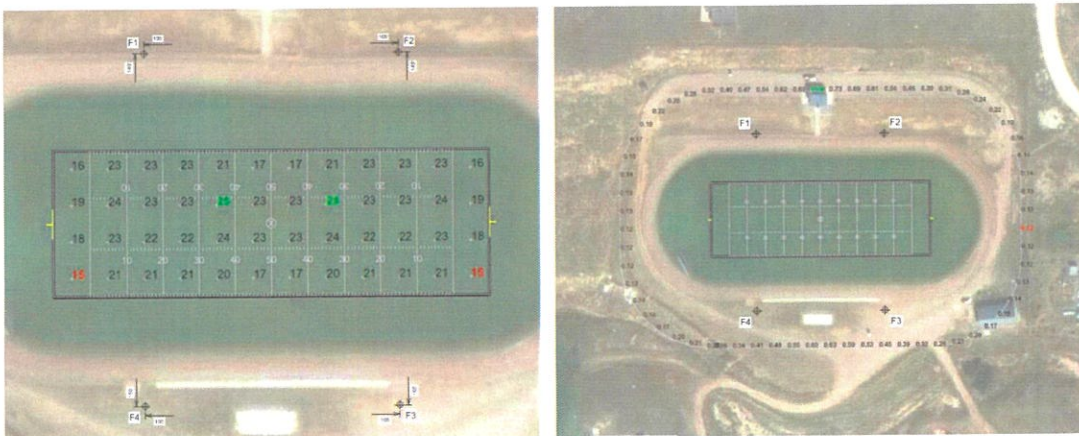
The design of the Football Field Light System is illustrated in the next two images:



The Football Field Light System consists of 16 LED fixtures (TLC-LED-1200) that are mounted at the top of four 70-foot-tall light poles (image on left). The TLC-LED-1200 fixture consists of an LED lighting element that is recessed within a comprehensive metal shield that directs the light beam in a vertical direction toward the competition area to restrict horizontal trespass of light (image on the right). The 16 TLC-LED-1200 fixtures installed in the Football Field Light System deliver a total of 2,176,000 lumens of light energy. Marcelina Marvelli, of MUSCO Lighting, confirmed that the TLC-LED-1200 fixtures for the Football Field Light System are installed with a beam angle that is 90-degrees to the ground.

Four additional LED fixtures (TLC-BT-575) are attached to the four light poles at a height of 15 ½ feet above the ground. These light fixtures are directed upward to permit players on the field to track the flight of the football. The 4 installed TLC-BT-575 fixtures deliver a total of 208,000 lumens of light energy.





Illuminance delivered to the competition area of the football field averages 20 foot-candles, with minimum and maximum illuminance ranging from 15 to 25 foot-candles (image on the left). Illuminance immediately adjacent to the competition area averages 0.306 foot-candles, with minimum and maximum illuminance ranging from 0.12 to 0.74 foot-candles (estimated at 3 feet above grade level, approximately 165 feet from the sidelines and the endzones of the competition area). The average illuminance of the competition area of the football field is more than 65 times the average illuminance approximately 165 feet from the sidelines where illuminance is only 1.5% that of the competition area.



Visual performance of the Football Field Light System is depicted in the image shown above. While the football field is well-illuminated, the area a short distance beyond the sideline and the endzone and the faces of spectators sitting in the stadium remain in the shadows. This image demonstrates control of horizontal light trespass by the TLC Light System installed by MUSCO Lighting, consistent with the more than 98% attenuation of illuminance only 165 feet from the competition area as documented in the engineering diagrams.

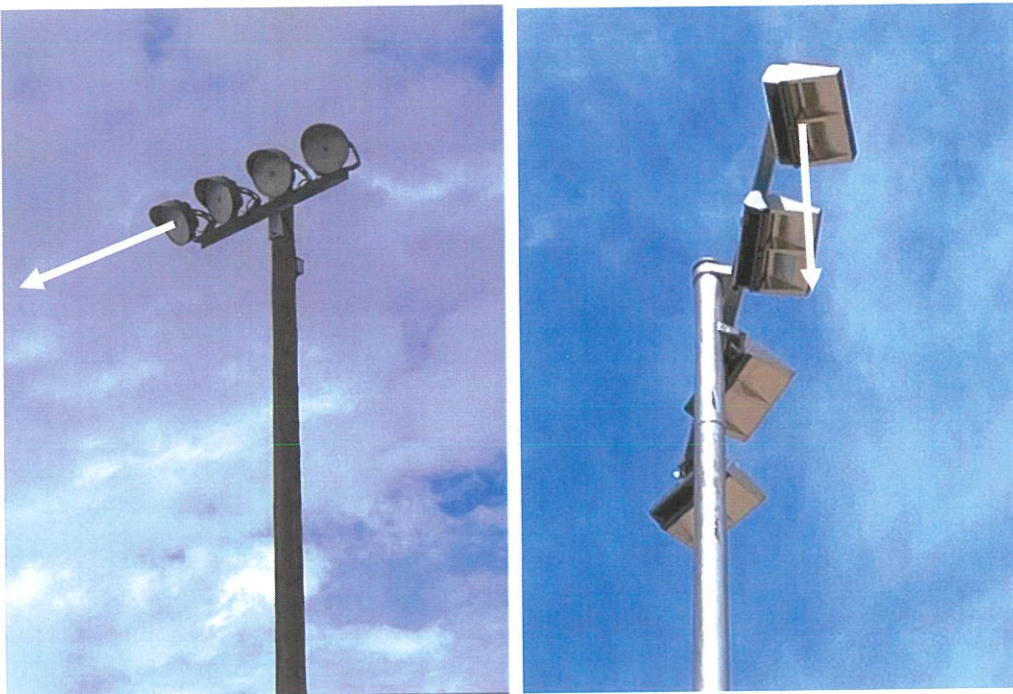


Illumination of the Football Field Light System does not interfere with public observing sessions at the SJO.

## Comparison of the Rodeo Ground Light System to the Football Field Light System

The Rodeo Ground Light System and the Football Field Light System differ in glare and horizontal light trespass. This difference may result from critical differences in the design of these two sports lighting systems.

Shielding and beam angle of the light fixtures used for the Football Field Light System (left image) and the Rodeo Ground Light System (right image) are illustrated below:



As shown in the image on the left, the light fixtures used in the Rodeo Ground Light System are equipped with a small visor at the top. The light beam is projected forward at a nominal angle of  $40^{\circ}$  to the ground in a configuration that resembles the headlights of an automobile. As was documented in prior photographs, this configuration results in substantial glare and horizontal light trespass in both Shadow Ridge and at the Smokey Jack Observatory.

As shown in the picture on the right, the light fixtures used in the Football Field Light System are recessed inside of a metal shield that projects the light beam downward at an angle of  $90^{\circ}$ .

degrees to the ground. This configuration mitigates horizontal light trespass as demonstrated in a prior photograph and in the formal analysis of horizontal light trespass by MUSCO Lighting.

The taller height of the light poles used in the Football Field installation (70 feet) may have facilitated a beam angle of 90-degrees to the ground. The shorter height of the light poles used in the Rodeo Ground installation (55 feet) may have necessitated a smaller beam angle of 40-degrees to the ground. Vertical projection of the light beam and comprehensive shielding of the beam in the Football Field Light System would be expected to provide better control of glare and horizontal light trespass.

An inspection by a qualified, independent lighting engineer could elucidate which design features are contributing to the glare and horizontal light trespass seen with the Rodeo Ground Light System and identify modifications that could remediate this system.

## Health Consequences of Artificial Light at Night

The geographic distribution of exposure to artificial light at night, assessed by satellite-based surveys of light pollution, is correlated with geographic distribution of incidence and prevalence of type 2 diabetes mellitus (T2DM) in people. However, satellite surveys of light pollution cannot correlate light pollution with T2DM at the level of individual persons.

A recently published study in *The Lancet* correlated exposure to artificial light at night with new onset of T2DM in a large, prospective study in the United Kingdom involving more than 84,000 non-diabetic participants. Participants were genotyped to assess genetic risk for developing T2DM at baseline and wore a device to measure exposure to artificial light at night for one week prior to entering the study. After entry to the study, participants were followed for an average of 7.9 years and monitored for newly diagnosed T2DM.

The frequency of newly diagnosed T2DM was analyzed in four groups of individuals based on the severity of exposure to artificial light at night. The risk for newly diagnosed T2DM in the three groups of participants with the highest level of exposure (50-70<sup>th</sup>, 70-90<sup>th</sup>, and 90-100<sup>th</sup> Percentile) was compared to the fourth group with lower levels of exposure to artificial light at night (0-50<sup>th</sup> Percentile, referred to as the “Dark Night Group”).

Risk for newly diagnosed T2DM was highly correlated with severity of exposure to artificial light at night; this correlation was highly statistically significant ( $P < 0.001$  for comparison of the “Dark Night Group” to each of the higher artificial light exposure groups) in an analysis adjusted for multiple potential confounders. The relative risk for onset of T2DM in the higher artificial light exposure groups, compared to the “Dark Night Group,” increased in a dose-related manner as shown in the table below:



Higher Night Time Exposure to Light Group	Increase in Risk of T2DM Relative to “Dark Night Group”
50-70 <sup>th</sup> Percentile	28-33%
70-90 <sup>th</sup> Percentile	39-44%
90-100 <sup>th</sup> Percentile	53-67%

Range for increase in risk is based on three different Cox Regression Models with stepwise adjustment for multiple potential risk factors.

The correlation of risk for T2DM with night time exposure to artificial light remained significant after adjustment for additional potential confounders (including competing risk for death, body mass index, hypertension, and other risk factors for T2DM) and was robust after exclusion of participants with pre-diabetes at baseline. Genotype and exposure to artificial light at night were independent risk factors for development of T2DM. The risk attributable to exposure to artificial light at night was additive to the risk associated with genetic risk factors. The magnitude of the effect the highest exposure group (90-100<sup>th</sup> percentile) was comparable to the increase in risk between people with low and moderate genetic risk.

#### Conclusion of the Authors:

“Avoidance of light at night could be a simple and cost-effective recommendation that mitigates risk of diabetes, even in those with high genetic risk.”

Based on the results of this study and other clinical and experimental studies, exposure to artificial light at night may be an important, but modifiable risk factor for T2DM. T2DM is one of the most important public health problems in the United States; it often robs patients of quality of life and can result in permanent disability and premature death. Modifiable risk factors for T2DM, including exposure to artificial light at night, should be minimized whenever possible.